

Item # _____
Meeting Date: July 11, 2006

Staff Report

July 5, 2006

TO: City Council

FROM: Katherine Hess, Community Development Director
Ken Hiatt, Economic Development Manager
Cathy Camacho, Planner

SUBJECT: PA #123-05: Negative Declaration #16-05; Rezone #05-05: 737-885 Russell Boulevard (**University Mall**) & 705 Russell Boulevard (**Arco Auto Service Station**)

Determination of Public Convenience or Necessity #02-05 (**Proposed Trader Joe's at University Mall**)

Recommendation

Staff recommends that the City Council

1. Hold a public hearing; and
2. Adopt Negative Declaration #16-05; and
3. Approve PA #123-05: Rezone #05-05, and Determination of Public Convenience or Necessity #02-05, based on the findings and subject to the conditions contained in the staff report.

Executive Summary

The applicant is requesting a rezone of the University Mall and adjacent Arco Service Station from PD #2-97 (Neighborhood Commercial Center) to "Community Retail" (C-R). The rezone is being proposed in conjunction with the applicant's request for a Determination of Public Convenience and Necessity for the future sale of alcohol for off-site consumption at a proposed Trader Joe's specialty grocery store to be located at the University Mall. The rezone is not required for the proposed Trader Joe's use, which would be permitted under both the existing and proposed rezone. The proposed Trader Joe's building would be submitted under a separate Design Review application and is not part of this application.

The purpose of the rezone is to bring the University Mall and the adjoining parcel into closer conformance with the General Plan land use designation of "Community Retail", which was established in 2003 and applied to the University Mall and adjacent Arco station. Staff believes

it is appropriate at this time to include a rezone with the discretionary PCN application required for the proposed Trader Joe's to bring the zoning and General Plan land use designation into consistency as "Community Retail".

The primary difference between the existing zoning PD #2-97 and the proposed zoning is that the C-R district would allow larger stores. For example, under PD #2-97 uses such as neighborhood personal services; video and music stores; and specialty uses such as jewelry, shoes, and stationary are limited to 5,000 leasable square feet for each use. The proposed C-R zoning would permit retail stores ranging from 8,000 square feet to 25,000 square feet for each individual use. Food stores uses are permitted under both the existing and proposed zoning. However, a food store of up to 40,000 square feet would be conditionally permitted in the C-R zoning; the maximum size food store conditionally permitted under PD #2-97 is 30,000 square feet. This increased flexibility for large store sizes is consistent with the recent city efforts to increase viability of neighborhood centers and to increase the range of retail uses available in the city.

The proposed rezone would not significantly change the treatment of existing uses in the center with two exceptions. "Nightclub" is a conditionally permitted use under the existing zoning. Under the C-R zoning entertainment uses such as nightclub would not be a listed permitted or conditional use. The Graduate is a restaurant / nightclub. Under the proposed zoning, the expansion of the "nightclub use" would not be permitted, but the existing "nightclub" use would be permitted to continue. The zoning change would not affect the restaurant use. Another minor change would be that the existing auto service station would become a legal non-conforming use. This means that under the new zoning, "auto service station" would be a conditionally permitted use, whereas currently it is a permitted use. The existing station/mini mart use would not be affected by the change in zoning, nor would the existing use require a conditional use permit to continue operating. In the larger context of the C-R zoning, the conditionally permitted use "auto service station" is appropriate to allow the city to review these uses as they are proposed in other areas of the city. The existing ARCO service station parcel is part of the existing PD #2-97 zoning, is compatible with the University Mall community retail uses, and therefore is included in the proposed rezoning.

Project Description

The applicant is requesting a Rezone of the 8.25 acre parcel located at 737-885 Russell Boulevard (University Mall), from Planned Development #2-97 to "Community Retail" (C-R). University Mall is a shopping center of approximately 100,000 square feet that includes a 39,000 square foot Gottschalk's department store, a 20,000 square foot Cost Plus World Market, an 8,000 square foot restaurant/bar, and smaller shops and services. The rezone would also include the .96 acre parcel located at 705 Russell Boulevard (ARCO gas station and AM PM mini-mart), which is part of the PD #2-97 zoning. The center and gas station are located on the corner of Russell Boulevard and Anderson Road, east of Sycamore Lane, across from the campus of the University of California, Davis.

The applicant also requests a Determination of Public Convenience or Necessity for Trader Joe's specialty retail grocery, proposed to be located at the University Mall. The PCN would permit the store to sell beer, wine and distilled spirits for off-site consumption.

Project Data

Applicant: Scott Huffman, Project Manager
195 W. Esplanade Drive
Oxnard, CA 93036

Property Owner: Centro West Property I, LLC (University Mall)
2716 Ocean Park Boulevard, Suite 2005
Santa Monica, CA 90405

BP West Coast Products, LLC (ARCO auto service station)
WCP# 5104
P.O. Box 847
Corning, CA 96021

Project Locations: 737-885 Russell Boulevard (University Mall)
705 Russell Boulevard (Arco Station)

Parcel Size: 8.25 Acres (shopping center)
.96 Acre (Arco station)

General Plan Designation: Community Retail

Zoning:
Current PD #2-97 for Neighborhood Commercial Center
Proposed: Community Retail (C-R)

Adjacent Zoning/Land Uses:
North: R-3-M and R-1-6, Residential multi-family and single family
East: R-2, R-R, and R-1-6, Residential single family and institutions
South: Yolo County, UCD student dormitories and apartments
West: R-H-D and R-3-M, Residential multi-family

Environmental Determination

Negative Declaration #16-05 has been prepared for the project. Staff has determined that the proposed project will have no significant impact on the environment. A copy of the Initial Study is provided in Attachment 9.

Traffic

The initial study prepared for the project found that the proposed change in zoning would have no potential for significant net new impacts on traffic and is consistent with the City of Davis

General Plan update EIR analysis that assumed neighborhood retail use (95 trip/day/unit) in the University Mall center. The site was redesignated to “Community Retail” in 2003 which assumes a lower 65 trip/day/unit. Under either assumption, the proposed change in zoning would not increase or decrease the number of trips/day/unit to the center.

The EIR analysis assumed retail uses. Retail uses would continue under the proposed change in zoning. The existing zoning permits a grocery store of up to 27,000 square feet and the University Mall has previously contained a Safeway store and State Harvest Market. The proposed Trader’s Joes would be approximately 12,000 square feet. While significantly smaller in size than the previous grocery stores, Trader’s Joes would likely draw beyond the local Davis market area, which could result in unique traffic patterns. To ensure that traffic LOS at affected intersections will be maintained at acceptable levels, staff has included a condition of approval in the Rezone Ordinance (Attachment 1). The condition requires that if and when an application for Trader Joe’s (or other similar use) is submitted, that a focused traffic study be prepared and that the applicant pay a proportionate share to install improvements necessary to offset any increased impacts of the proposed use. Any additional square footage on the site will require a discretionary review by the City, and would be subject to compliance with the condition.

Public Noticing

Public hearing notices for this meeting were sent to all business owners in the University Mall and to property owners within 500 feet of the project site and published in the Davis Enterprise. To date, no comments have been received by staff.

Planning Commission Action

June 28, 2006 The Planning Commission held a public hearing and by a 7-0 unanimous vote recommended that the City Council approve the proposed Rezone, PCN determination and adoption of the Negative Declaration. Two members of the public spoke during public comment at the hearing.

One nearby resident spoke in favor of the applications and the possibility of having a grocery store at the center again.

Steve Boutin, legal counsel for Radiological Associates of Sacramento (RAS), spoke on behalf of RAS who is a tenant in the center at 885 Russell Boulevard. Mr. Boutin did not express objection to the proposed rezone but did express concerns for the suggested need to relocate RAS to accommodate Trader Joe’s at the corner of Russell Boulevard and Sycamore Lane. Mr. Boutin offered to work with the owners of the center, Trader Joe’s and the City to find a win-win scenario for all parties involved.

Previous Planning Action

March 1965 Building permits issued for construction of the shopping mall.
November 1970 CUP issued for 20,000 square foot department store (Lawrence’s).
January 1984 City Council approved west wing addition to the mall.

- March 1998 City Council approved Planned Development #2-97 for University Mall and the Arco parcel to reflect a Neighborhood Commercial base zone, but allow for a wider range of uses, including retail up to 30,000 square feet.
- May 1999 City Council approved amendments to PD #2-97 to allow certain retail uses up to 36,000 square feet.
- April 2003 City Council approved General Plan Text and Map Amendment to create a new "Community Retail" land use designation and to re-designate the University Mall land use from "Neighborhood Retail" to "Community Retail"; approved CUP to allow a 20,000 square feet general merchandise store (Cost Plus World Market); approved Minor Modification to allow an increase in the department store space from 36,000 square feet maximum to 39,000 square feet; and approved Design Review for façade changes to the main University Mall building.

Background and Analysis

In 2003 the "Neighborhood Retail" General Plan land use designation for the University Mall was amended after the grocery store (State Harvest Market) located at the center closed due to lack of business. The owner of University Mall proposed to lease the space to a general merchandise retailer instead of another grocery tenant. However, because the "Neighborhood Retail" land use designation requires that all neighborhood shopping centers include a grocery store/ supermarket, a General Plan Text and Map Amendment was approved to add a new land designation "Community Retail", a land use that does not require a grocery store in neighborhood shopping centers. The University Mall was re-designated "Community Retail, which permitted the tenant space vacated by Harvest Market to be occupied by a retailer instead of another grocery store. The existing zoning PD #2-97 was in general compliance with the General Plan and was not changed in 2003. In 2005, the City Council adopted a new zoning designation "Community Retail" (C-R) (40.18A, Attachment 8), which is consistent with existing uses within the University Mall and adjacent Arco station. The proposed change in zoning would bring the University Mall and adjacent parcel into closer compliance with the General Plan.

The proposed Trader Joe's use and PCN would not be affected by the change in zoning as both would be permitted under either the existing or proposed zoning.

General Plan

The University Mall General Plan land use designation is "Community Retail." No land use changes are proposed. The proposed change in zoning from PD #2-97 to "Community Retail" would be consistent with the General Plan. No General Plan map or text changes are proposed with this application.

Zoning

As noted on the previous page in the staff report, changes at the center have previously required a number of planning actions to accommodate the evolution in uses and sizes of stores at the center over time. Staff believes the proposed C-R zoning would provide more flexibility to the uses in the center, to respond more effectively to the community/market needs. Staff believes

that a mix of larger sized community serving retail stores at the University Mall are appropriate, whereas smaller retail stores of 5,000 square feet and less are more appropriate in the downtown core area. The C-R zoning reflects this. The proposed zoning would result in the development standards shown in the table on the following page. Staff notes that the development standards of the proposed zoning (C-R) would be applicable to the proposed Trader Joe’s store.

Zoning Standards

	Existing PD #2-97	Proposed “Community Retail”
Yard Requirements		
Front:	20’	0’
Street side:	20’	0’, except abutting R-1 or R-2 district, then 20’
Rear:	0’, except abutting R district, then 20’	0’, except abutting R-1 or R-2 district, then 20’
Height	3 stories, with 3 rd story restricted to residential uses	30’ and one story within 25’ of R-1 or R-2 district; otherwise 50’
Landscaping & Screening, Parking Lot Shading	10% of site + screening where abutting R district; 50% parking lot shading	10% of site+ screening where abutting R district; 50% parking lot shading
Parking	4.5 spaces per 1,000 feet leasable floor area	3.5 spaces per 1,000 feet of leasable floor area
Special Conditions:	<ul style="list-style-type: none"> -Site Plan & Architectural approval -Merchandise on plaza area shall not disrupt normal pedestrian movement and shall be fully removed at end of normal business hours -Residential not permitted on ground floor -N/S pedestrian connection through mall. Entrance in vicinity of S terminus and existing bike/ped connection to facility use of alternate transportation to the site. 	<ul style="list-style-type: none"> -Site Plan & Architectural approval, incorporating urban design principles -Off street parking & loading required for all uses -Bicycle parking of no less than 10% of all required vehicle parking.

Setbacks

Staff believes that the proposed front and side setbacks noted above are appropriate for the site, located along Russell Boulevard, Anderson Road, and Sycamore Lane, and in the context of the surrounding multi-family uses and the UC Davis campus and housing across the street. The required minimum rear and side yard setbacks of 20 feet from any abutting R district remains unchanged to ensure adequate separation from residential uses in the event of expansion of the

existing buildings, or construction of new buildings. The required architectural review would also ensure that any potential impacts to residential properties would be evaluated and minimized prior to any building changes at the center. Landscaping and screening requirements are the same under the existing and proposed zoning. Changes to existing "Special Conditions" would be addressed through design review and/or conditional use permits, as applicable.

Parking

The proposed parking standard of 3.5 spaces per 1,000 feet of leaseable floor area would be a reduction from the current standard of 4.5 spaces per 1,000 square feet. If the Trader Joe's is built as proposed, the University Mall site would contain approximately 105,000 square feet and would require 367 parking spaces. There are currently 427 spaces on the site. Staff believes that the number of parking spaces required under the "Community Retail" zoning is appropriate and would be adequate to serve the existing center ("Existing Site Plan", 3), and the proposed Trader Joe's. There are five parking areas at University Mall; the majority of parking spaces are located in the center of the lot. This area, and the spaces located on the northeast side of the center accessed from Anderson Road, are where most patrons typically park when they come to the center. At times the spaces in these areas may be fully occupied, which staff believes creates the perception that there is a parking problem at the University Mall. However, when analyzing parking on the site as a whole, there is significant parking available to accommodate the existing uses and the proposed Trader Joe's. The northwest quadrant contains 80 parking spaces; there are 36 parking spaces located behind the main buildings; and an additional 37 spaces are located directly in front of the stand alone building located at the southwest corner of the center. Most of these 153 spaces are unoccupied, with the exception of spaces used by students and visitors of the surrounding apartments/dorms.

The center is located along Russell Boulevard, a major arterial which is served by multiple bus lines, as are Anderson Road and Sycamore Lane. The surrounding area within approximately a one-mile radius of the center is one of the most densely populated areas in the city, consisting primarily of multi-family housing and the University across the street. Bicycle, pedestrian, and buses are available alternative modes of transportation that are convenient and readily available, which should significantly reduce the overall number of cars trips and required parking at the center.

Although not part of this application, staff believes that it is important to note that the availability of on-site parking was a primary concern for Trader Joe's organization in determining whether the site was an appropriate location for a new store. The desire to locate their new store at the southwest corner of the site was partially to take advantage of the underutilized parking at this end of the center. Preliminary discussions indicate that the front entrance to the store will likely be located in the corner area facing Cost Plus ("Preliminary Proposed Site Plan", Attachment 4) to facilitate this. The intent is to take advantage of existing unused parking that is located away from primary entrances at the mall. Although some existing parking spaces would be removed in order to construct the new Trader Joe's store, only 6,476 square feet of new building space would be added to the center. Given the availability of underutilized parking that exists on the site, staff believes that the proposed parking requirement is appropriate.

Determination of Public Convenience or Necessity

As noted earlier in the staff report, the application includes a request for a Public Convenience or Necessity determination to permit the Trader Joe's proposed to be constructed at the shopping center to sell beer, wine and distilled spirits for off-site consumption. The request to sell beer, wine and distilled spirits at the proposed establishment is consistent with the General Plan and proposed C-R zoning. Attachment 5 provides information submitted by the applicant in support of the PCN. Attachment 6 includes staff's review of all factors to be considered in review of a PCN application.

One of the important factors in considering a PCN request is how many other alcohol licenses are operating within the area. There are four establishments with alcohol licenses in the same census tract as the new retail store. The licenses are issued to Cost Plus, The Graduate, AM PM mini-mart, and La Esperanza. The Graduate is a restaurant/bar/nightclub that sells beer, wine, and distilled spirits for on premise consumption; La Esperanza is a restaurant that sells beer, wine, and distilled spirits for on premise consumption. The AM PM mini-mart sells beer and wine for off premise consumption. Rite Aid sells beer and wine for off premise consumption but is not in the same census tract.

According to the State Alcohol and Beverage Control an over concentration exists when more than six alcohol licenses are operating in a census tract. There are four alcohol licenses already existing in the immediate vicinity of the subject site. Increasing this to five would not cause an over concentration due to the varying uses of the licensed establishments. There are two off sale establishments and two on sale establishments in existence. Trader Joe's would increase the off sale licenses in the vicinity to three. Trader Joes would sell a selection of craft and specialty beers from many countries around the world. A similar selection applies to the wines.

Within an approximate one-mile radius of the subject site are Anderson Plaza, a neighborhood retail center, and the downtown core. Albertson's supermarket and a number of restaurants in Anderson Plaza have alcohol licenses. The downtown core of Davis has many establishments with alcohol licenses. Staff does not consider Anderson Plaza or the downtown core to be a significant factor in the decision to approve or deny the subject application because the locations are each about a mile from the subject site.

Another important factor considered in evaluating a PCN is recommendation of the Police department. The Municipal Code requires the Police Chief or his or her designee to determine if, "... *there are existing problems regarding criminal activity at the applicant premises or in the area surrounding the premises... or that such problems would be created in the event an alcoholic license is issued...*" The Police department has reviewed the application and has stated that they have no issues regarding the ABC issuing an alcohol license to Trader Joe's at this location. The area where Trader Joe's will be located does not have a significant history of alcohol related problems. On occasion the police department has dealt with minor problems arising at The Graduate. The police department views this activity as typical of most bars and unrelated to the subject application.

Another factor considered for PCN applications is the proximity of the proposed establishment to residential neighborhoods, places of worship or schools. Trader Joe's will be located directly adjacent to residential neighborhoods. Sycamore Lane apartments are located to the north of the University Mall and there are also apartment complexes to the west across Sycamore Lane. The Sylvan Learning Center is located at the University Mall about 400 feet away from the subject site. The Church of Saint Martin is about 400 feet away from the subject site and the Davis Chinese Christian Church is about 800 feet away from the subject site. Cesar Chavez Elementary School is approximately 0.5 miles from the subject site and Robert E. Willett Elementary is also about 0.5 miles away. Staff does not believe that the proposal would have a negative impact on these uses due to the proposed use and the specific beer, wine, and distilled spirits products sold at Trader Joe's.

Trader Joe's will attract residents from all over Davis because many of the products offered for sale are not available at other stores in the city. Selling beer, wine, and distilled spirits is ancillary to the retail use but selling beer, wine, and distilled spirits is important for the overall concept of Trader Joe's Market. From a planning and economic development perspective it makes sense to allow this establishment to sell beer, wine, and distilled spirits. The sale of alcohol is secondary to the retail use at Trader Joe's. The store is proposed to be approximately 12,000 square feet. Approximately 48 linear feet of shelf space would be provided for beer, wine and distilled spirits, with the majority of the space being for wine.

Staff believes that the issuance of a license to sell beer, wine, and distilled spirits at the proposed new retail store will not have a significant adverse impact on the existing conditions in the immediate area. Staff is not recommending any special conditions be placed on the beer, wine, and distilled spirits license because concerns have not been raised by the police department, the ABC or the residents living nearby.

Conclusion

Staff recommends that Planning Commission recommend that the City Council approve PA #123-05; Negative Declaration #16-05; Rezone #05-05; Determination of Public Convenience or Necessity #02-05, based on the findings and subject to the conditions contained in the staff report.

Attachments

1. Proposed Ordinance to Amend PD #2-97 Zoning
2. Findings for Determination of PCN
3. Existing Site Plan
4. Preliminary Proposed Site Plan
5. Applicant Narrative for PCN
6. Factors in Determining PCN
7. Existing Zoning (PD #2-97)
8. Proposed Zoning (C-R)
9. Initial Study
10. June 28, 2006 Planning Commission Staff Report

ATTACHMENT 1

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE 1989, TO REZONE THE PROPERTY LOCATED NORTH OF RUSSELL BOULEVARD, BETWEEN SYCAMORE LANE AND ANDERSON ROAD (UNIVERSITY MALL AND AUTO SERVICE STATION) FROM PLANNED DEVELOPMENT #2-97 TO “COMMUNITY RETAIL” (C-R)

THE CITY COUNCIL OF THE CITY OF DAVIS DOES ORDAIN AS FOLLOWS:

SECTION 1. ZONING MAP CHANGE.

Section 40.15 (zoning map) of Chapter 40 of the Davis Municipal Code (hereinafter “City of Davis Zoning Ordinance”) as amended, is hereby amended by changing the zoning designation of the University Mall and Auto Service Station shown on the map, marked Exhibit A attached, from Planned Development #2-97 to Community Retail (C-R).

SECTION 2. CONDITIONS.

The proposed rezone shall be subject to the following conditions:

1. The applicant shall fully fund a focused traffic analysis to be performed by city’s consultant to analyze the operation of the intersection of Russell Boulevard and Sycamore Lane. The study is to analyze existing, existing plus project, cumulative (2015), and cumulative plus project. Assumptions for traffic generated by Trader Joe’s or other similar use as a tenant shall be based on ITE land use # 850, Supermarket. The study shall determine improvements, if any, that are necessary to offset the increased impacts of the proposed land use compared to existing. These may include, but are not necessarily limited to, increased left turn storage for eastbound Russell Boulevard (median/pavement modifications), and optimization of traffic signal timing at this location. The applicant shall pay a proportionate share, as determined by the City Manager in consultation with the City Engineer, to install improvements necessary to offset any increased impacts of the proposed use.

The applicant shall deposit the funds determined to be necessary by city to conduct the study no later than upon approval by city of a design review application for the project. Any improvements required as a result of the analysis shall be completed prior to the issuance of a Certificate of Occupancy for the project.

SECTION 3. FINDINGS.

1. The City Council hereby finds that all the following are true and correct:
2. That the proposed change in zoning is in general conformance with the city general plan, which contains policies and a Land Use designation for Community Retail uses to be accommodated in the City of Davis.

3. That the proposed zoning district will have no adverse impact on the environment, as shown in the Initial Study for Negative Declaration #16-05.
4. That the adoption of the proposed rezone will be consistent with the Zoning Ordinance, as the purpose of the Community Retail district is to provide space within the community for moderate-sized retail stores and compatible accessory uses to provide shopping opportunities for Davis residents that cannot be accommodated in the downtown Core Area or the neighborhood shopping centers.
5. That the existing uses would be permitted or conditionally permitted under the Community Retail zoning, with the exception of "Entertainment Uses", which would not be a listed permitted or conditional use.
6. That the Graduate restaurant and bar includes a "nightclub" use, which would become a legal non-use conforming use under the C-R zoning. The existing use may continue, but expansion of the nightclub shall not be permitted.
7. That the public necessity, convenience and general welfare require the adoption of this amendment to implement the vision of the General Plan and provide for greater shopping opportunities within the City of Davis.

SECTION 4. EFFECTIVE DATE.

This ordinance shall become effective on and after the thirtieth (30th) day following its adoption by the City Council.

INTRODUCED on _____, 2006, and PASSED AND ADOPTED by the City Council of the City of Davis on this ___ th day of _____, 2006, by the following vote:

AYES:
NOES:
ABSENT:

Ruth Uy Asmundson
Mayor

ATTEST:

Margaret Roberts
City Clerk

FINDINGS AND CONDITIONS OF APPROVAL

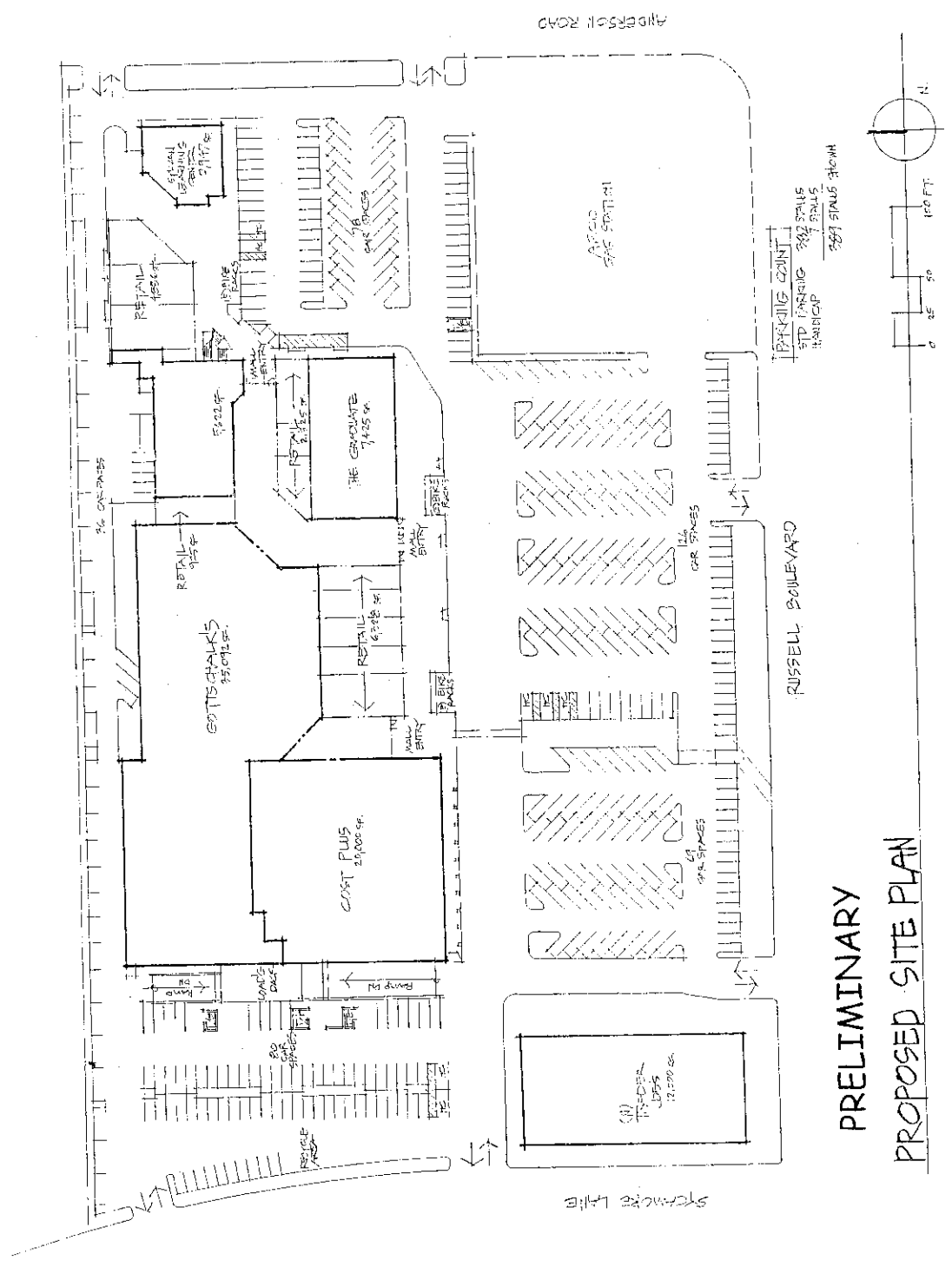
737-885 Russell Boulevard (Proposed Trader Joe's at University Mall) PA #123-05: Determination of Public Convenience or Necessity #02-05

Findings

1. Four existing licensed alcohol outlets exist within the University Mall and adjacent service station property. The additional sales of beer, wine and distilled spirits will not have significant negative impact on the site or surrounding area.
2. The issuance of the PCN to allow a license to sell beer, wine and distilled spirits at the project site will not be detrimental to the surrounding area and will serve a public convenience or necessity by providing specialty beer and wine products not commonly available in Davis.
3. The proposal, as described and conditioned, is consistent with the City of Davis' General Plan and Zoning Ordinance.

Conditions

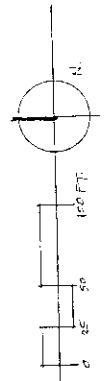
1. Alcohol sales shall be limited to the sale of beer, wine and distilled spirits for off-premises consumption.



**PRELIMINARY
PROPOSED SITE PLAN**

RECEIVED

FUN 10 AM
City of Davis
Planning & Building



**Information Received from Applicant Regarding Determination of Public
Necessity or Convenience #02-05; PA #123-05
for
Proposed Trader Joe's
885 Russell Boulevard (University Mall)**

1. Type of license requested: State of California ABC Type 21 Off-sale General Liquor License (beer, wine and distilled spirits).
2. Percentage of retail floor area dedicated for alcohol: 10% to 12%.
3. Background and history of applicant, years in business, number of stores, and number of infractions: Trader Joes has been in business since 1967. They sell over 2000 products that are exclusive to Trader Joes. All of their private label products have their own "angle," i.e., vegetarian, Kosher, organic or just plain decadent, and all have minimally processed ingredients. There are currently 129 stores in California and well over 200 across the country.
4. Convictions of moral turpitude or any offenses related to sale/use of alcoholic beverages: There are no convictions of moral turpitude. Offenses related to the sale of alcoholic beverages have been very minimal. Over the past five years, with 129 stores, there have been only a total of six infractions.

Most of the wine and beers Trader Joe's sells are not name brands. For example there is a selection of craft and specialty beers from many countries in the world. A similar selection applies to the wines. Customers enjoy the recommendations of the company wine buyers and often enjoy remarkable value in the wine selection.

The distilled spirits are represented by name brand companies although the selections are limited to high end single malt whiskeys and the more expensive imported vodka, gins, & Tequilas from other countries. Brands such as Grey Goose, Tanguerey, and Belvedere. The selection also includes some of the rare liquors favored by gourmet chefs to use in deserts, etc.

The alcohol selections cater to a selective and distinguished palate, much the same as the selection of food products that the store carries.

There is about 48 linear feet of shelf space for the wine and distilled spirits (the majority of the space being wine).

**Factors to Consider in Determining Public Convenience or Necessity
Zoning Ordinance Section 40.40**

**737-885 Russell Boulevard (Proposed Trader Joe's at University Mall)
Determination of Public Convenience or Necessity #02-05**

Factors to Consider	Proposed Project
The type of proposed use by the applicant.	The applicant proposes to offer specialty beer and wine and distilled spirits for off premise consumption, at a proposed Trader Joe's establishment to be located at the University Mall.
Whether the proposed use will be detrimental to the health, safety and welfare of the community.	The expected sales at this premise will not be detrimental to the health, safety, and welfare of the community. The Davis Police Department is not opposed to the project.
Whether the use would enhance the economic viability of the area in which it is proposed.	This use will allow customers the opportunity to purchase specialty beer, wine and distilled spirits, along with grocery items. The proposed establishment may increase the sales in the area.
The extent of support or opposition to the proposed license from members of the community.	No comments have been received to date.
The number of licenses within a one mile radius of the proposed licensed location.	There are 4 liquor licenses in close proximity to the subject site, as reported by the ABC. Within a one-mile radius of the subject site is the downtown core and Anderson Plaza where there are many liquor licenses. These licenses are about one mile away from the subject location so staff feels they do not have a significant impact on this PCN application.
The types of licensed premises within a one-mile radius of the proposed licenses location and the extent to which the proposed license would cause a further over concentration of that particular type of premises in the area.	Within the one-mile radius there are sales of alcohol both off premise and on premise consumption. There are two off sale licensees in the immediate vicinity. The proposed type of establishment has not been identified as a problematic use in the proposed location because it differs from the existing off sale establishments.

<p>The background and the history of the applicant, including the nature and extent of problems on any premises where he or she has operated a licensed premise in the past. Whether the applicant has ever been convicted of any offense involving moral turpitude or any offense related to the sale or use of alcoholic beverages.</p>	<p>The applicant reports that offenses related to the sale of alcoholic beverages have been very minimal. Over the past five years, with 129 stores, there have only been a total of six infractions. There are no convictions of moral turpitude.</p>
<p>How close will the proposed establishment be to a residential neighborhood, place of worship, or school.</p>	<p>The proposed establishment is adjacent to a residential neighborhood, 400 feet away from the Sylvan Learning Center, 400 feet away from The Church of Saint Martin, 800 feet away from the Davis Chinese Christian Church and 0.5 miles to the nearest school (Cesar Chavez Elementary). Staff does not believe that the proposal would have a negative impact on these uses.</p>
<p>Whether there is a history of police or crime-related problems in the proposed area of the license.</p>	<p>The Police Department does not have a history of crime in the proposed area.</p>
<p>Whether the proposed license would enhance recreational or entertainment opportunities in the area.</p>	<p>The proposed license will not enhance the recreational or entertainment opportunities in the area other than providing a new place for shopping.</p>

Environmental Checklist and Initial Study

Project Title: University Mall Rezone Negative Declaration #16-05, Rezone #05-05.
Planning Application #123-05

Lead Agency Name and Address: City of Davis
Planning and Building Department
23 Russell Boulevard
Davis, California 95616

Contact Person and Phone Number: Cathy Camacho, Assistant Planner (530) 757-5610

Project Location: University Mall
805 Russell Boulevard, City of Davis
APN 034-253-07

Project Sponsor's Name and Address: Scott Huffman, Project Manager
195 W. Esplanade Drive
Oxnard, CA 93036

Policy, Plan, and Zoning Consistency: The City's General Plan identifies the 8.25 acre parcel at the University Mall center located at 805 Russell Boulevard as "Community Retail". The site is zoned Preliminary Planned Development #2-97, with underlying "commercial center uses serving the immediate neighborhood, university, and broader Davis community". The proposed Rezone of the center from PD #2-97 to "Community Retail" will bring the center into closer conformance with the General Plan land use designation "Community Retail". Existing uses at the University Mall will be consistent with the proposed zoning.

Previous Relevant Environmental Analysis: In 2000, the City Council certified the Environmental Impact Report for the updated General Plan. The EIR included this site within the developed Planning Area, as a Neighborhood Retail area.

In 2003, Negative Declaration #18-02 was adopted for a General Plan Text and Map Amendment to create a new "Community Retail" designation and to re-designate the site from "Neighborhood Retail" to "Community Retail".

Description of Project: The applicant is requesting to rezone the parcel located at 805 Russell Boulevard from PD #2-97 to "Community Retail".

The General Plan land use of the site was amended in 2003 from "Neighborhood Retail" to "Community Retail" when the grocery store located at the center closed due to lack of business. The owner of University Mall proposed to lease the space to a general merchandise retailer

instead of another grocery tenant. However, because the "Neighborhood Retail" land use designation requires that all neighborhoods shopping centers include a neighborhood grocery store/ supermarket, a General Plan Text and Map Amendment was necessary to add a new land designation "Community Retail". The "Community Retail" designation does not require the location of a grocery store in neighborhood shopping centers. The land use change permitted the tenant space vacated by the grocery store at the center to be occupied by a retailer instead of another grocery store.

The underlying zoning of the center was not amended with the General Plan amendment in 2003. The existing zoning PD #2-97 is consistent with "commercial center uses". The proposed rezone will bring the center into closer compliance with the General Plan land use designation "Community Retail".

Surrounding Land Uses and Setting: University Mall is a shopping center of approximately 100,000 square feet at the northeast corner of Sycamore Lane and Russell Boulevard. The center includes a 39,000 square foot Gottschalk's department store, a 20,000 square foot Cost Plus World Market, an 8,000 square foot restaurant/bar, and smaller shops and services. The site is across Russell Boulevard from the campus of the University of California, Davis. UCD development in the proximity of the center is primarily student dorms and apartments. Student apartments are also located directly west and north of the center. At the northwest corner of the center is a gas station with a mini-mart, and a RiteAid pharmacy is across Anderson Road to the east. The area north of the Russell Boulevard corridor is predominantly single-family housing, both rental and owner-occupied. The nearest grocery store is the Albertson's at Anderson Plaza, less than a mile to the north on Anderson Road.

Other Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement): State of California Alcoholic Beverage Control (ABC) for a liquor license for the general merchandise store.

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" or as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geophysical | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Hazards | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

Conclusions:

The project, as proposed, will not have a significant effect on the environment for the following reasons:

1. It will have only temporary or short-term construction impacts, such as dust and equipment emissions, noise and truck traffic.
2. It will not generate a significant amount of additional vehicles, noise or emission levels.
3. It will not affect rare or endangered species of animal or plant, or habitat of such species.
4. It will not eliminate important examples of major periods of California history or pre-history.
5. It will not result in a significant effect on air, water quality or ambient noise levels for adjoining areas.
6. It will not be subjected to unacceptable risk of flooding or major geological hazards.
7. It will not have a substantial aesthetic affect.
8. It will not breach any published national, state or local standards relating to solid waste.
9. It will not involve the possibility of contaminating public water supply or adversely affecting groundwater.
10. It will not result in or add to a violation of the waster discharge requirements applicable to local sewer systems as prescribed by California Regional Water Quality Control Board.
11. It will not occur to the disadvantage of long-term environmental goals.
12. It will not result in adverse cumulative impacts.
13. It will not result in adverse growth-inducing impacts.
14. It will not result in substantial adverse effects on human beings either directly or indirectly.
15. It will not conflict with the City’s General or Specific Plans.

Determination:

On the basis of this initial evaluation:

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 the mitigation measures described herein have been added to the project. A 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 significant effect(s) on the environment, but at lease 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, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

Signature

Cathy Camacho, Assistant Planner
Printed Name

June 12, 2006
Date

City of Davis Community Development Department
Agency

Evaluation of Environmental Impacts:

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The existing shopping center General Plan land use designation is “Community Retail, with underlying zoning PD #2-97 (commercial center uses). The proposed change in zoning would bring the center into closer compliance with the General Plan. The community-serving retail use is compatible with the surrounding retail, residential, and university uses in the vicinity.

The site is within the urbanized area of Davis and does not affect agriculture. The existing center does not disrupt the physical arrangement of an established community.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. POPULATION AND HOUSING. Would the proposal:

a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would not provide residential units with the potential to exceed regional or local population projections. The center is within an existing commercial area and will not displace any housing.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, Tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would not increase the exposure of people to any of the identified geologic problems. The subject site is generally not affected by any of these conditions. Earthquake hazards are no greater a risk to this site as any other site in the city.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on water quality or quantity.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on air quality.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Hazards to safety from 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"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The traffic analysis prepared for the Environmental Impact Report for the City of Davis General Plan update anticipated retail use in the University Mall center. Retail uses would continue under the proposed change in zoning.

Russell Boulevard is a major arterial, Anderson Road is a Minor Arterial, and Sycamore Lane is a Collector street in the City's roadway system. At the intersection of Anderson and Russell, Anderson Road turns into LaRue Drive as it enters the University of California campus. The General Plan EIR identified a year 2000 p.m. peak hour Level of Service for the Russell- LaRue intersection as LOS B, better than the LOS E identified in the adopted Congestion Management Plan and the General Plan policies.

The traffic study for the General Plan EIR used a different trip generation rate for Neighborhood Centers and Community Center Retail. Even though under the General Plan EIR analysis, the number of trips/day/unit estimated for Community Retail (65 trips/day/unit) is less than

Neighborhood Centers (95 trips/day/unit), the real result is that the proposed change in zoning would not increase or decrease the number of trips/day/unit to the center.

The site is served by both YoloBus and Unitrans, which provides transportation alternatives for shoppers and employees of the center. Adequate on-site parking exists and will comply with the requirements of the "Community Retail" zoning. Adequate bicycle parking is provided for all uses. The proposed change in zoning would not affect vehicle or bicycle circulation within the site.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Locally designated species (e.g. heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The center is within an existing urbanized area and does not provide habitat for sensitive species. The proposed change in zoning would have no impact on biological resources.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project location on a major arterial street with access to bus and bicycle routes provides customers and employees of the center with alternatives to using non-renewable resources for transportation purposes. The proposed change in zoning would have no impact on energy or mineral resources.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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IX. HAZARDS. Would the proposal involve:

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No health hazards would result from the proposed change to the zoning. The site is planned to accommodate emergency vehicles. The uses allowed under the proposed zoning would not generate the use of hazardous substances nor expose people to existing hazardous substances or sites.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. NOISE. Would the proposal result in:				
a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on noise.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on police or fire protection services, or schools.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEM. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on utilities or services.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. AESTHETICS. Would the proposal:				
a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change in zoning would have no impact on aesthetics.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. CULTURAL RESOURCES. Would the proposal:				
a) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed change to the zoning would have no impact on any cultural resources.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect existing recreational opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed change in zoning would have no impact on recreation.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> | <input checked="" type="checkbox"/> |
| 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"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>	<input checked="" type="checkbox"/>
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"/>	<input checked="" type="checkbox"/>