



CITY OF AMERICAN CANYON  
**ENVIRONMENTAL CHECKLIST**

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***Project Information:***

1. PROJECT TITLE: Adult Business Ordinance
2. Lead Agency Name: City of American Canyon  
Community Development Department  
4381 Broadway, Suite 201  
American Canyon, CA 95403
3. Contact Person: Brent Cooper, AICP, Community Development Director  
(707) 647-4335
4. Project Location: City of American Canyon
5. Application Number: N/A
6. Project Sponsor Name: City of American Canyon  
Address: 4381 Broadway, Suite 201  
American Canyon, CA 95403

***Project Location:***

The project site is located in the City of American Canyon.

***Surrounding Land Uses and Setting:***

The city of American Canyon is bounded to the north and east by Unincorporated Napa County and to the west by Unincorporated Napa County and the Napa River. The City of Vallejo in Solano County is located to the south.

***Existing Site Conditions:***

The proposed ordinance would apply to commercial and industrial properties that are vacant and also developed. Properties located within the Napa County Airport Environs Land Use Plan are subject to the restrictions within the plan and may be subject to review by the Napa County Airport Land Use Commission (ALUC).

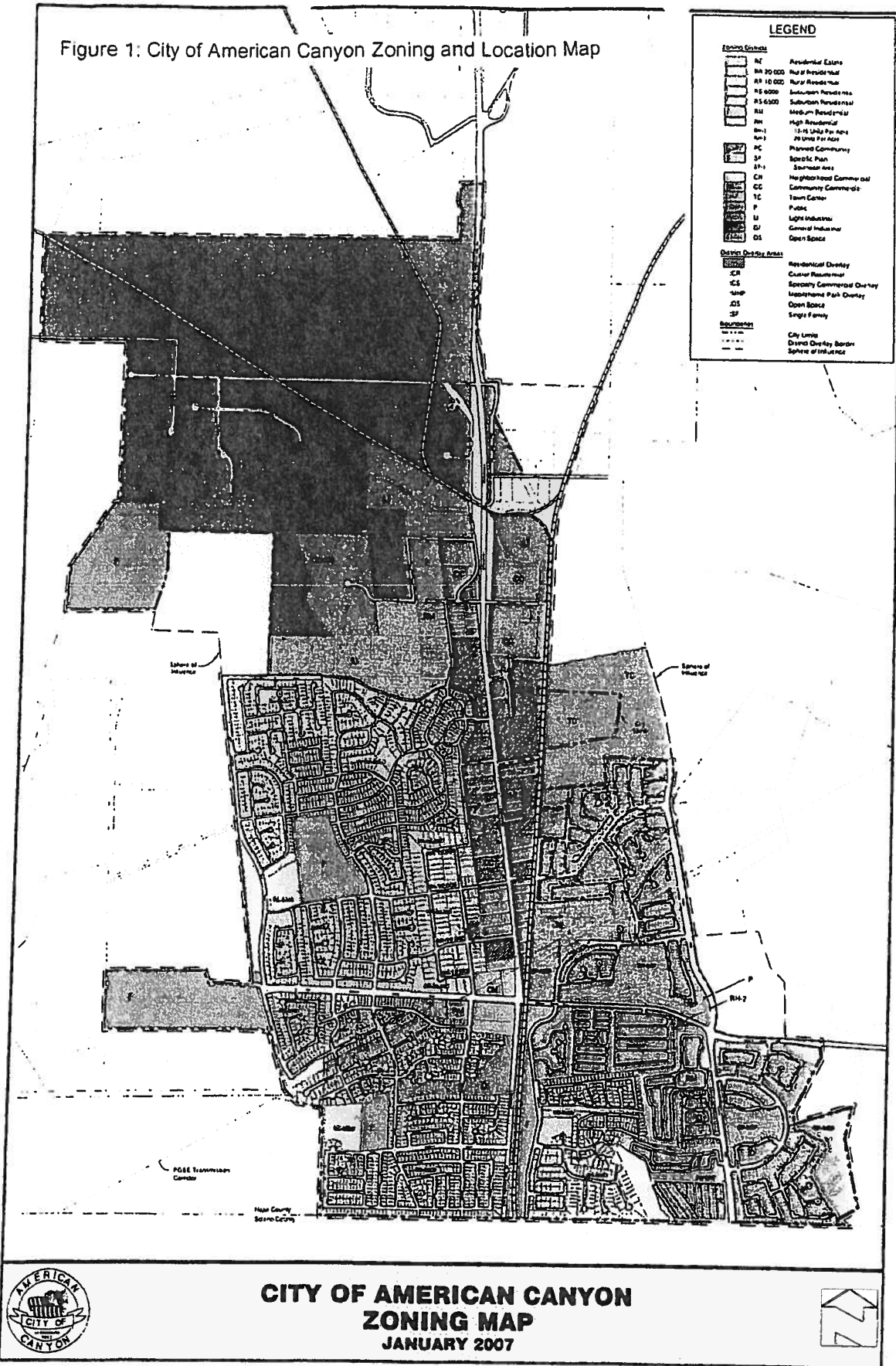
***Project Description:***

The proposed ordinance includes permanent regulations that establish zoning districts that provide opportunities for Adult Business locations. The proposed ordinance also establishes a new requirement for Adult Businesses to receive an Adult Business license. The proposed license and operational requirements in Chapter 5 of the Municipal Code would replace the current zoning regulations in Chapter 9 of the Municipal Code with matters related to permits and distancing requirements. These operational requirements are new requirements that American Canyon does not currently have in place.

***Other agencies whose approval is required (e.g. permits, financing approval, or participation agreements).***

- Napa County Airport Land Use Commission

Figure 1: City of American Canyon Zoning and Location Map



**CITY OF AMERICAN CANYON  
ZONING MAP  
JANUARY 2007**



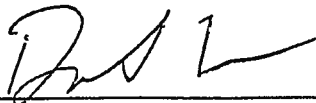
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "potentially Significant Impact" as indicated on the following pages

Aesthetics	Hazards and Hazardous Materials	Public Services
Agricultural Resources	Hydrology/Water Quality	Recreation
Air Quality	Land Use Planning	Transportation/Traffic
Biological Resources	Mineral Resources	Utilities/Service Systems
Cultural Resources	Noise	Mandatory Findings of Significance
Geology/Soils	Population/Housing	

**ENVIRONMENTAL 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
X	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 project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact 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 adequately analyzed in an earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing is further required



Brent Cooper, AICP, Community Development Director

2-3-09

Date

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XIV Recreation -</b>				
a) Would the project increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				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?				X

a,b) No Impact. The proposed ordinance applies to commercial and industrial zoning districts that are urban in nature. Therefore, the project will not result in land use changes that cause new and significant impacts to recreational facilities. Therefore, the project will not increase demand on Recreation Facilities and no mitigation is necessary.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
<b>XV. Transportation/Traffic</b> Would the Project:				
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)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			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?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

a,b) **Less than Significant Impact.** The proposed ordinance applies to a use that is consistent with the scale and intensity of uses commonly found in commercial and industrial zoning districts. Any use proposed in a commercial and industrial zoning district is required to mitigate traffic impacts associated with the use. Therefore, the project will not significantly impact the city's circulation system and no mitigation is necessary.

c) **No Impact.** The proposed ordinance applies to a use that is consistent with the scale and intensity of uses commonly found in commercial and industrial zoning districts. Introduction of adult businesses in either Zone D or E of the Napa County Airport Environs Land Use Plan will not result in any change in air traffic patterns.

d, e, f, g) **No Impact.** The proposed ordinance applies to a use that is consistent with the scale and intensity of uses commonly found in commercial and industrial zoning districts. Any use proposed in a commercial and industrial zoning district is required to comply with applicable development codes, such as the zoning code, building code, and fire code. Therefore, the project will not significantly impact the emergency access, inadequate parking, conflict with alternative transportation programs, or substantially increase hazards due to a design feature.

	Potentially Significant Impact	Potentially Significant Impact unless Mitigation incorporated	Less than significant impact	No Impact
<b>XVI. Utilities and Service Systems</b> - Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing				X