

EXHIBIT A - FINDINGS

Environmental Determination

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed ordinance will not change the allowed residential density or development potential that can already be achieved on any given site. In addition, this ordinance would not directly result in any physical changes to the environment. Any future projects pursuant to the ordinance would be subject to environmental review. In addition, this ordinance would not directly result in any physical changes to the environment. Any future projects pursuant to the ordinance would be subject to environmental review. Therefore, it can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Amendment

- B. The proposed amendments are consistent with the Land Use Element and other adopted elements of the general plan because the changes are consistent with the general goals of the Land Use Element, the Economic Element, the Housing Element, and the Conservation and Open Space Element.
- C. The proposed amendments are consistent with the guidelines for amendments to the Land Use Ordinance because the amendments 1) provide a tool that helps ensure the neighborhood compatibility of new workforce housing subdivisions is maximized through application of flexible site planning, 2) projects should be consistent with the Workforce Housing Design Guidelines to further ensure site planning, building design, and landscape and outdoor areas are of a high quality and enhance existing neighborhoods, 3) the flexibility in site planning in a workforce housing subdivision can help achieve the use of energy efficient measures such as the use of natural light, ventilation, and shade, and 4) new workforce housing subdivisions should be consistent with the Workforce Housing Design Guidelines to
- D. The proposed amendments will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area because future workforce housing subdivisions are required to be designed to provide for safe circulation, waste disposal, and parking and must meet health, fire and building codes.