

**CITY OF HUNTINGTON BEACH
 PLANNING AND BUILDING DEPARTMENT
 DRAFT NEGATIVE DECLARATION NO.13-001**

1. PROJECT TITLE: Senior Residential (-SR) Overlay District for Mobilehome Parks

Concurrent Entitlements: Zoning Map Amendment No. 13-001 and 13-002
 Zoning Text Amendment No. 13-002

2. LEAD AGENCY: City of Huntington Beach
 2000 Main Street
 Huntington Beach, CA 92648

Contact: Rosemary Medel, Associate Planner

Phone: (714) 536-5271

3. PROJECT LOCATION: The Senior Residential (-SR) Overlay District is a Citywide zoning overlay district that may overlay any property that allows for mobilehome park uses. The -SR Overlay designation is proposed to be added to 10 existing senior mobilehome parks. The locations of the 10 senior mobilehome parks are described in Table 1 and shown on the attached location map (Attachment No. 1).

Table 1 – Location of Mobilehome Parks

PARK NO. *	PARK NAME	ADDRESS/ZIP CODE	NUMBER OF SPACES
1.	Rancho Del Rey Mobilehome Park	16222 Monterey Lane, 92647	403
2.	Skandia Mobilehome Park	16444 Bolsa Chica Street, 92649	167
3.	Huntington Harbor Mobilehome Park	16400 Saybrook Lane, 92649	106
4.	Sea Breeze Mobilehome Park	5200 Heil Avenue, 92649	65
5.	Beachview Mobilehome Park	17261 Gothard Street, 92647	82
6.	Los Amigos Mobilehome Park	18601 Newland Street, 92646	145
7.	Brookfield Manor	9850 Garfield Avenue, 92646	139
8.	Del Mar Mobilehomes	19251 Brookhurst Street, 92646	142
9.	Mariners Pointe	19350 Ward Street, 92646	98
10.	Rancho Huntington Mobilehome Park	19361 Brookhurst Street, 92646	194
		Total	1,541

*Park numbers correspond to mobilehome park locations shown on Attachment No. 1

4. PROJECT PROPONENT: City of Huntington Beach,
 2000 Main Street
 Huntington Beach, CA 92648
Contact: Rosemary Medel, Associate Planner
Phone/Email: (714) 374-1684/rmedel@surfcity-hb.org

5. GENERAL PLAN DESIGNATION: Refer to Table 2 below

6. ZONING: Refer to Table 2 below

Table 2

PARK NO.	PARK NAME	PARK ADDRESS	GENERAL PLAN	ZONING
1.	Rancho Del Rey Mobilehome Park	16222 Monterey Lane	RM-15 (Residential Medium Density-15 units/acre) - RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP (Residential Mobilehome Park)
2.	Skandia Mobilehome Park	16444 Bolsa Chica Street	RM-15	RMP
3.	Huntington Harbor Mobilehome Park	16400 Saybrook Lane	RL-7 rmp (Residential Low Density-7 units/acre - Residential Mobilehome Park Overlay)	RMP
4.	Sea Breeze Mobilehome Park	5200 Heil Avenue	RM -15	RMP
5.	Beachview Mobilehome Park	17261 Gothard Street	RL-7-rmp	RMP-FP2 (Residential Mobilehome Park – Flood Plain 2)
6.	Los Amigos Mobilehome Park	18601 Newland Street	RL-7	RMP
7.	Brookfield Manor	9850 Garfield Avenue	RL-7-rmp	RMP
8.	Del Mar Mobilehomes	19251 Brookhurst Street	RL-7	RMP
9.	Mariners Pointe	19350 Ward Street	RM-15	RMP
10.	Rancho Huntington Mobilehome Park	19361 Brookhurst Street	RL-7-rmp	RMP

7. PROJECT DESCRIPTION:

Project Background

On August 5, 2013, the City Council adopted Ordinance No. 3986, an Interim Ordinance establishing a moratorium on the conversion of senior mobilehome parks due to the lack of senior housing options in and around the City of Huntington Beach. On September 16, 2013, the City Council adopted Ordinance No. 3990, an Interim Urgency Ordinance extending the moratorium on the conversion of senior mobilehome parks (established by Ordinance No. 3986 on August 5, 2013) for an additional 10 months and 15 days. The moratorium was extended to allow the City time to create a regulatory framework (i.e. the proposed -SR Overlay district) to address the City's senior housing issues and is set to expire on July 31, 2014.

Project Description

The project involves a City-initiated proposal to amend the Huntington Beach Zoning and Subdivision Ordinance to establish a Senior Residential (-SR) Overlay zoning district for mobilehome parks (Zoning Text Amendment No. 13-002) (Attachment No. 2). The purpose of the -SR Overlay district is to establish criteria that will protect those mobilehome parks primarily occupied by seniors 55 years of age and older from conversion to family (non age-restricted) parks in an effort to preserve affordable housing for seniors. The proposed -SR Overlay may overlay any property that allows mobilehome park uses.

The project also consists of Zoning Map Amendments to apply the Senior Residential (-SR) Overlay designation to 10 existing (as of July 31, 2013) senior mobilehome parks in the City. The eight remaining family parks in the City will not be affected by the proposed -SR Overlay district. However, they could apply to have the -SR Overlay designation in the future. In addition, a senior mobilehome park with the -SR Overlay designation could apply to remove the overlay designation pursuant to applicable city code requirements.

Although none of the senior mobilehome parks is located within the Coastal Zone, the zoning district map for Rancho Del Rey and Huntington Harbor senior mobilehome parks includes the Coastal Zone boundary. As such, the City is processing a separate Zoning Map Amendment (No. 13-002) for this park as it will require a minor amendment to the City's certified Local Coastal Program and approval from the California Coastal Commission.

-SR Overlay District Provisions

The proposed regulations of the Senior Residential Overlay district require that at least 80 percent of the spaces in a -SR Overlay designated mobilehome park be occupied by at least one person 55 years of age or older. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a senior mobilehome park with the -SR Overlay designation are required to state that the mobilehome park is a senior mobilehome park. The proposed design and performance standards require each senior mobilehome park to have procedures in place for qualifying the parks as a senior mobilehome park pursuant to applicable federal and State laws. A senior mobilehome park must also maintain age verification documentation, which must be readily available for City inspection upon reasonable notice. The provisions of the -SR Overlay district do not require any construction or reconfiguration of existing mobilehome parks. No operational changes to a senior mobilehome park would be required other than those described above. In addition, the proposed -SR Overlay district would not change the allowable uses of the base zoning district.

8. SURROUNDING LAND USES AND SETTING: The –SR Overlay is a Citywide overlay district. The proposed Zoning Map Amendments include 10 existing senior mobilehome parks that are identified in Attachment No. 1. The sites are identified by the –SR designation. Surrounding uses for each of the 10 parks is as follows:

PARK NO.	NORTH	EAST	SOUTH	WEST
1.	Multiple family, and City of Seal Beach	Residential single family	Mobile Home park site #3	Across Saybrook Ln./residential single family
2.	Residential single family	Residential single family	Commercial general and multifamily across Heil Ave.	Across Bolsa Chica is commercial and single family residential
3.	Mobile Home park site #1	Multiple family	Across Heil Ave. public open space.	Across Saybrook Ln. multifamily residential
4.	Across Heil Ave., single family residential	Meadowlark Development (SFR)	Meadowlark Development (SFR)	Multifamily Residential
5.	PS - Ocean View High School	Across Gothard is industrial development.	Municipal City Yard	Single Family Residential
6.	Across Ellis, single family residential	Across Newland, Single Family Residential/City of Fountain Valley	Single family Residential	Multifamily Residential
7.	Single family residential/City of Fountain Valley	Vacant Land/Commerical Development	Existing Mobile Home Park	Single Family Residential
8.	Existing Mobile Home Park	Vacant Land/Commerical Development	Existing Mobile Home Park	Single Family Residential
9.	Industrial Development	Nursery Operation	Single Family/Nursery Operation	Single Family Residential
10.	Existing Mobile Home Park	Single Family Residential	Single Family Residential/Commerical Development	Single Family Residential

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED: California Coastal Commission - Zoning Map Amendment No. 13-002 as a minor amendment.

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 is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

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

DETERMINATION

(To be completed by the Lead Agency)

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 on an attached sheet have been added to the project. 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 a "potentially significant unless mitigated impact" on the environment, but at least one impact (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 EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**.

Rosemary Medel
Signature
Rosemary Medel
Printed Name

November 12, 2013
Date
Associate Planner
Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. “Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XIX at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XIX. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach’s requirements.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	---	---	---	------------------

Would the proposal result in or expose people to potential impacts involving:

Landslides? (Sources: 1, 6)

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

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

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 project:

- a) Conflict with any applicable land use plan, policy, or regulation 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 an environmental effect? (Sources:1,3,4)

Discussion: The proposed project involves the establishment of a Senior Residential Overlay Zoning District and designation of 10 existing senior mobilehome parks with the Senior Residential Overlay. The proposed project would be consistent with the following goals and policies of the Land Use and Housing Elements of the City's General Plan:

Policy HE 1.5 Protection of Existing Affordable Housing: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at risk of conversion to market rents.

Policy HE 2.1 Variety of Housing Choices: Provide site opportunities for development of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy HE 5.2 Housing Options for Seniors: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Objective LU 9.5: Provide for the development of housing for senior citizens, the physically and mentally challenged, and very low, low, and moderate income families.

Objective LU 15.6: Facilitate the preservation and development of Residential Mobilehome Parks.

The project would be consistent with the goals, objectives and policies listed above because the project creates an overlay to designate existing senior mobilehome parks with the Senior Residential designation in an effort to retain existing senior housing. The proposed project does not propose an increase in densities and does not include any construction activities. None of the 10 parks are located within the Coastal Zone. The eight existing family parks would not be affected by the overlay. No impact would occur.

- b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources:1,3,4)
 Discussion: See discussion under c.
- c) Physically divide an established community? (Sources:1,3,4)

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion b-c: The establishment of a Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay does not involve any physical changes to existing senior or family mobilehome parks. The project would not change the allowable uses on any property and would not necessitate any operational changes to existing senior mobilehome parks that would physically divide an established mobilehome park community. In addition, the project would not conflict with any applicable habitat conservation plan or natural community conservation plan as there are none adopted for the City of Huntington Beach. No impacts would occur.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources:3)

Discussion: The proposed project is for the implementation of a Senior Residential Overlay District. The proposed project does not include the construction of any new homes or businesses that would introduce any new population growth and would not result in any impacts to existing infrastructure or necessitate any new infrastructure. No infrastructure upgrades are proposed as a result of this project. No impact would occur.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:3)

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:3)

Discussion b-c: The project would not result in the displacement of any existing housing or people. The -SR Overlay designation would be placed on 10 existing senior mobilehome parks and would not affect existing family parks such that the existing residents would be displaced. Within the proposed –SR Overlay, at least 80 percent of the spaces in a –SR designated mobilehome park are required to be occupied by at least one person 55 years of age or older. The 10 existing senior mobilehome parks proposed to be designated with the –SR Overlay met this requirement as of July 31, 2013. However, if any of the 10 senior mobilehome parks falls below the minimum 80 percent requirement prior to the proposed –SR Overlay becoming effective, non-qualifying residents would be allowed to continue living in the mobilehome park. If and when non-qualifying residents cease to occupy a space or mobilehome in the park, that space/mobilehome would be required to be rented to age qualifying occupants. Therefore, no residents would be displaced as a result of the adoption of the -SR Overlay district. No impact would occur.

III. GEOLOGY AND SOILS. Would the project:

- 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

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources:1, 3,511)				
ii) Strong seismic ground shaking? (Sources:1,3,5,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Sources:1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Sources:1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources:1,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources:1,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater? (Sources:1,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-e: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation does not propose or necessitate construction or development with the potential to result in geology and soils impacts. The provisions of the proposed Senior Residential Overlay District ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect geological conditions, result in soil disturbance, or expose people to risks related to seismic hazards and unstable soil conditions would be required. Therefore, no impacts would occur.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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
local groundwater table level (e.g., 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? (Sources:3)				
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? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or surface runoff in a manner which would result in flooding on or off-site? (Sources: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources:3,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources:3,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 3,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources: 3,6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Potentially impact stormwater runoff from construction activities? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<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
(Sources:3)				
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-p: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the-SR Overlay designation would not result in any construction or development with the potential to impact hydrology and water quality. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect hydrology or water quality would be required with implementation of the proposed project. No impacts would occur.

V. AIR QUALITY. Would the project:

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create objectionable odors affecting a substantial number of people? (Sources:1,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources:7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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)? (Sources:1,7)	<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
--	--------------------------------------	--	------------------------------------	-----------

Discussion a-e: The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay will not result in construction or development nor necessitate the reconfiguration of existing mobilehome parks such that the impacts to air quality would occur. Sensitive receptors, including senior residents of the mobilehome parks, would not be exposed to pollutant concentrations in excess of current exposure conditions. In addition, as discussed in Section I implementation of the Senior Residential Overlay would be consistent with the General Plan and would not induce population growth. Therefore, the project would not conflict with the AQMP and no impacts to air quality will occur.

VI. TRANSPORTATION/TRAFFIC. 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 (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Sources:1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources:1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources: 1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources:1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? (Sources:1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? (Sources:1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1,3,4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-g: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay designation would not result in any construction or development with the potential to impact traffic and circulation. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect traffic, access, circulation or parking would be required. No impacts would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

VII. BIOLOGICAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S, Fish and Wildlife Service? (Sources:1,3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Sources: 1,32) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources:1, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: location map) (Sources: 1,3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1,3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources:1, 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-f: The proposed project would establish a Senior Residential (-SR) Overlay district and designate 10 existing senior mobilehome parks with the proposed -SR Overlay. No construction is proposed or required as part of the -SR Overlay implementation. The existing senior mobilehome park sites are developed and implementation would not effect existing vegetation on these sites or impact any local or regional sensitive habitats. The project will not result in the disturbance of nesting species protected by the Migratory Bird Treaty Act (MBTA), which protects over 800 species, including geese, ducks, shorebirds, raptors, singbirds, and many relatively common species. The project therefore, has no impact potential for any adverse effects to plant and wildlife recources or their habitat.

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

VIII. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? (Sources:3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources: 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion a-b: The proposed Senior Residential Overlay district and designation of 10 existing senior mobilehome parks with the –SR Overlay designation does not propose or necessitate construction or development with the potential to result in impacts to mineral resources. There will be no loss of availability of a known mineral resource or recovery site. Therefore, no impacts would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 2, 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 3,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 3,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources:3,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources:3,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (Sources: 3,10) | <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
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 3,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 3,10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-h: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay designation would not result in any construction or development with the potential to create hazards or increased risks from the release of hazardous materials. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could increase impacts due to hazards or hazardous materials would be required. Therefore, no impacts would occur.

X. NOISE. Would the project result in:

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? (Sources:3,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources:3,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:3,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources:2,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources: 3,12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

the project expose people residing or working in the project area to excessive noise levels? (Sources:3, 12)

Discussion a-f: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay designation would not result in any construction or development which would increase or generate noise to surrounding uses. The provisions of the –SR Overlay ordinance would not require physical or operational changes to any existing mobilehome park such that permanent or temporary increases in noise levels would result. No impacts would occur.

XI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of 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:

- a) Fire protection? (Sources:1,3)
- b) Police Protection? (Sources 1,3)
- c) Schools? (Sources:1,3)
- d) Parks? (Sources:1,3)
- e) Other public facilities or governmental services? (Sources:1,3)

Discussion a-e: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the –SR Overlay would not result in any construction or development with the potential to impact public services. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. Additionally, existing family parks would not be required to convert to senior parks and potentially increase calls for police and fire service.

The proposed ordinance would require monitoring and inspections by City staff. However, the provisions of the –SR Overlay require updates every two years and would involve a minimal number of sites relative to the entire City. Therefore, monitoring and inspections as a result of the proposed project would not place substantial additional demand on public services resulting in decreased performance objectives or the need for additional funding for staff. No other physical or operational changes that could affect public services are anticipated. Therefore, less than significant impacts would occur.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources:3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-h: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation would not result in any construction or development with the potential to impact utilities or service systems. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect utilities or service systems are anticipated, thus no impacts would occur.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources:1, 3)	<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
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources:1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources:1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources:1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-d: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation would not result in any construction or development with the potential to impact aesthetics. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes are proposed that could impact aesthetics. Therefore, no impacts would occur.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources:1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: 1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources:1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources:1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-d: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation would not result in any physical changes to the environment, including construction or demolition, with the potential to have significant impacts to cultural or historic resources or disturb human remains. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect cultural resources will occur. Therefore, no impacts would occur.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources:1,3)	<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
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? (Sources:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect existing recreational opportunities? (Sources:1,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-c: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation would not result in any construction or development with the potential to impact recreation facilities. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards. No physical or operational changes that could affect recreation resources will occur. Therefore, no impacts would occur.

XVI. 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 (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources:3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 3,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a-c: The proposed Senior Residential Overlay District and designation of 10 existing senior mobilehome parks with the Overlay designation would not result in any construction or development with the potential to impact agricultural resources. The provisions of the proposed Senior Residential Overlay ordinance are limited to occupant and age verification criteria and related operational standards and could apply to properties that allow mobilehome park uses. The –SR Overlay would not convert any property designated as Prime Farmland or Unique Farmland or zoned for agricultural use. No physical or operational changes that could affect agricultural resources are proposed. Therefore, no impacts would occur.

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

XVII. 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? (Sources:1, 3)
-

Discussion: The proposed –SR Overlay district and designation of 10 existing senior mobilehome parks with the –SR Overlay would not result in any construction or development with the potential to impact wildlife or cultural resources. Since no development is proposed, the project does not have the potential to 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, or reduce the number or restrict the range of a rare or endangered plant or animal. No significant, adverse environmental impacts are anticipated from the project. Therefore, no impacts would occur.

- b) 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.) (Sources:1, 3)
-

Discussion b & c: As discussed in Sections I through XVI, the project does not propose or require new construction or uses nor change the allowable uses of the base zoning district on any property. The proposed –SR Overlay designation would be placed on existing senior mobilehome parks (as of July 31, 2013) only. The project would not contribute to population increase or increases in traffic, air pollutants, noise or other environmental effects. Therefore, the project would not have any adverse effects on human beings nor contribute to cumulatively considerable environmental impacts.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources:1,3)
-

Discussion: See discussion under b.

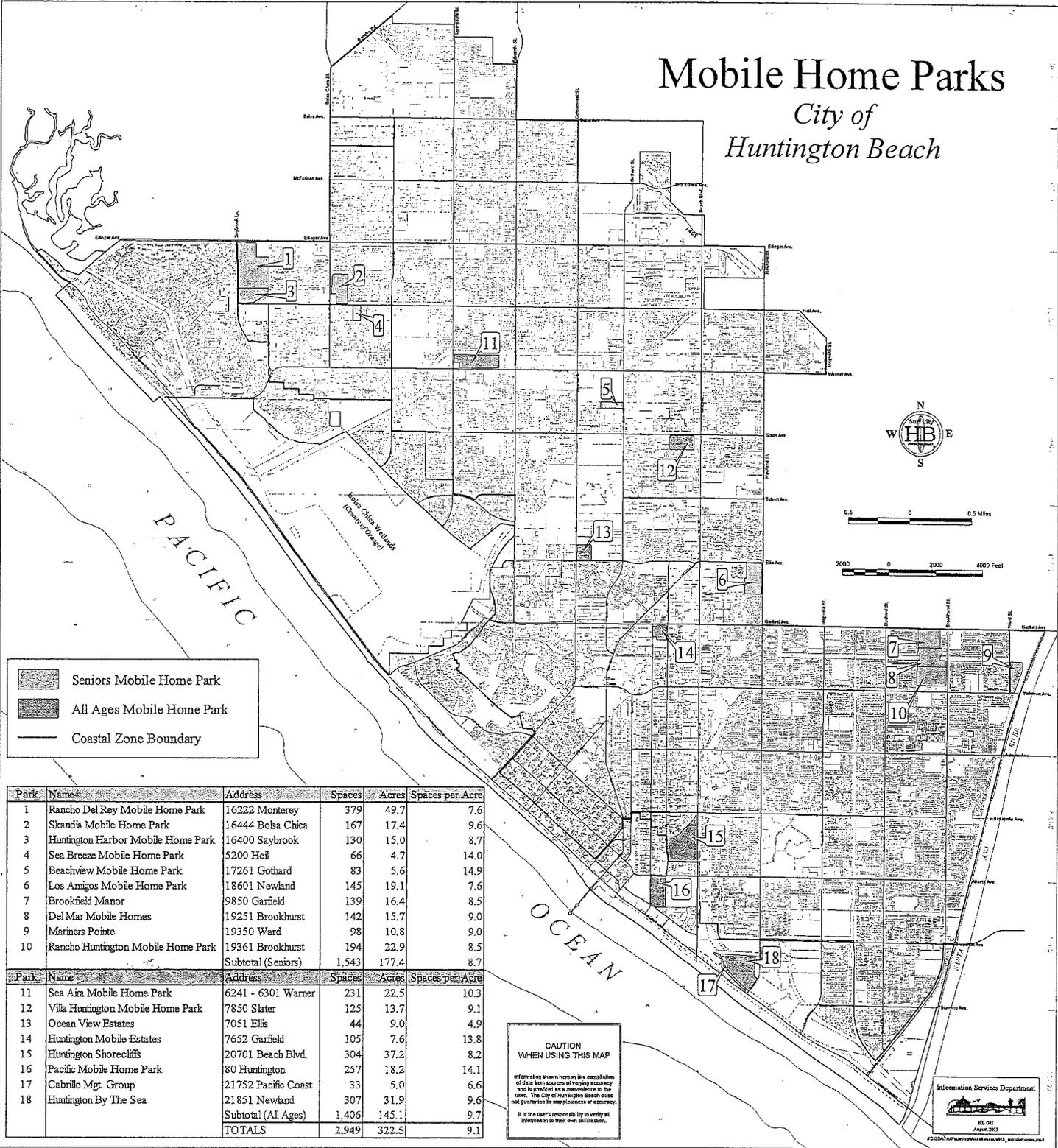
XIX. EARLIER ANALYSIS/SOURCE LIST.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier documents prepared and utilized in this analysis, as well as sources of information are as follows:

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	Project Area Location Map	Attachment No. 1
2	Legislative Draft-Proposed Senior Residential (-SR) Overlay District	Attachment No. 2
3	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
4	City of Huntington Beach Zoning and Subdivision Ordinance	“
5	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 rd Floor 2000 Main St. Huntington Beach
6	FEMA Flood Insurance Rate Map (February 18, 2004)	“
7	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	“
8	City of Huntington Beach CEQA Procedure Handbook	“
9	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	“
10	Hazardous Waste and Substances Sites List	“
11	State Seismic Hazard Zones Map	“
12	City of Huntington Beach Municipal Code	“

Mobile Home Parks

City of Huntington Beach



Park	Name	Address	Spaces	Acres	Spaces per Acre
1	Rancho Del Rey Mobile Home Park	16222 Monterey	379	49.7	7.6
2	Skandia Mobile Home Park	16444 Bolsa Chica	167	17.4	9.6
3	Huntington Harbor Mobile Home Park	16400 Saybrook	130	15.0	8.7
4	Sea Breeze Mobile Home Park	5200 Heil	66	4.7	14.0
5	Beachview Mobile Home Park	17261 Gothard	83	5.6	14.9
6	Los Amigos Mobile Home Park	18601 Newland	145	19.1	7.6
7	Brookfield Manor	9850 Garfield	139	16.4	8.5
8	Del Mar Mobile Homes	19251 Brookhurst	142	15.7	9.0
9	Mariners Pointe	19350 Ward	98	10.8	9.0
10	Rancho Huntington Mobile Home Park	19361 Brookhurst	194	22.9	8.5
	Subtotal (Seniors)		1,543	177.4	8.7
Park	Name	Address	Spaces	Acres	Spaces per Acre
11	Sea Air Mobile Home Park	6241 - 6301 Warner	231	22.5	10.3
12	Villa Huntington Mobile Home Park	7850 Slater	125	13.7	9.1
13	Ocean View Estates	7051 Ellis	44	9.0	4.9
14	Huntington Mobile Estates	7652 Garfield	105	7.6	13.8
15	Huntington Shorecliffs	20701 Beach Blvd.	304	37.2	8.2
16	Pacific Mobile Home Park	80 Huntington	257	18.2	14.1
17	Cabrillo Mgt. Group	21752 Pacific Coast	33	5.0	6.6
18	Huntington By The Sea	21851 Newland	307	31.9	9.6
	Subtotal (All Ages)		1,406	145.1	9.7
	TOTALS		2,949	322.5	9.1

**CAUTION
WHEN USING THIS MAP**

Information shown herein is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.

Information Services Department

 810 502
 August 2013
 #2013A14PlanningWorkArea0811_12010000000

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH ADOPTING ZONING TEXT AMENDMENT NO. 13-002 AND AMENDING THE HUNTINGTON BEACH ZONING AND SUBDIVISION CODE BY ADDING NEW CHAPTER 228 THERETO ENTITLED "SR SENIOR RESIDENTIAL OVERLAY DISTRICT"

WHEREAS, the lack of affordable housing options in and around the City of Huntington Beach continues to create housing problems for senior citizens living in the City; and

One affordable housing option for senior citizens is a mobilehome park that permits exclusive residence by those individuals age fifty-five (55) years and older; and

The City of Huntington Beach Housing Element has identified that the senior segment of the City's population is an ever increasing group with seniors at 65+ years of age representing 14% of the population; and

By the Senior Residential Overlay District permitting the senior category to commence at age 55 addresses cost and affordability for a large segment of our senior population; and

The conversion of ten (10) existing senior mobilehome parks may unduly burden and irreparably harm senior citizens within the community; and

Pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Text Amendment No. 13-002, which establishes the Senior Residential Overlay District; and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council has determined that the aforesaid amendment is proper and consistent with the General Plan;

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That Zoning Text Amendment No. 13-002, establishing the Senior Residential Overlay District as more fully described herein, is hereby adopted and approved.

SECTION 2. That the Senior Residential Overlay District will promote, retain, and provide affordable housing, and is consistent with the Housing Element of the General Plan.

DRAFT

SECTION 3. That the Huntington Beach Zoning and Subdivision Code is hereby amended by adding new Chapter 228 thereto, entitled "SR Senior Residential Overlay District" to read as follows:

Chapter 228

SR SENIOR RESIDENTIAL OVERLAY DISTRICT

Sections:

- 228.02 Senior Residential Overlay District Established
- 228.04 Zoning Map Designator
- 228.06 Definition
- 228.08 Land Use Regulations
- 228.10 Minimum Design and Performance Standards
- 228.12 Removal of the Senior Residential Overlay District or Change of Use

228.02 Senior Residential Overlay District Established

The Senior Residential Overlay District is established and shall be designated by the symbol (SR) on the City of Huntington Beach Zoning Maps. The (SR) designation applies to all of the ten (10) senior residential mobilehome parks that existed in the City of Huntington Beach as of the approval on July 31, 2013 of the City's moratorium ordinance regarding senior mobilehome park conversions.

The Senior Residential Overlay District is intended to promote the maintenance and viability of existing mobilehome parks through appropriate zoning. It is an overlay district where mobilehome parks are established as the primary land use in order to limit conversion of existing affordable housing to other land uses. The Senior Residential Overlay District may overlay any property which provides for mobilehome park developments.

228.04 Zoning Map Designator

The Zoning Map shall show all property subject to the provisions of this chapter and overlay district by adding a "SR" designator to the underlying base zone.

228.06 Definition

Except where the context clearly indicates otherwise, the definition given in this section shall govern the provisions of this chapter.

Senior Residential Park. A "senior residential park" means a mobilehome park in which at least eighty (80) percent of the spaces are occupied by, or intended for occupancy by, at least one person who is fifty-five (55) years of age or older, or where one hundred (100) percent of the spaces are occupied or intended for occupancy by persons sixty-two (62) years of age or older.

DRAFT

228.08 Land Use Regulations

At least eighty (80) percent of the spaces in mobilehome parks in the Senior Residential Overlay Districts shall be occupied by at least one person fifty-five (55) years of age or older. If an existing mobilehome park met this qualification on July 31, 2013, and fell below the eighty (80) percent requirement between that date and the effective date of this ordinance codified in this section, the Senior Residential Overlay District shall be applied to that mobilehome park and the park shall be required to operate as a senior residential park by renting spaces and mobilehomes only when at least one occupant of the mobilehome is fifty-five (55) years of age or older. The signage, advertising, park rules, regulations, rental agreements and leases for spaces in a senior residential park in the SR Overlay District shall state that the park is a senior residential park. Pursuant to Section 228.06 Definitions and as of the effective date of the ordinance codified in this section, the senior residential parks in the SR Zoning District are: Rancho Del Rey Mobilehome Park, Skandia Mobilehome Park, Huntington Harbor Mobilehome Park, Sea Breeze Mobilehome Park, Beachview Mobilehome Park, Los Amigos Mobilehome Park, Brookfield Manor, Del Mar Mobilehome Park, Mariners Pointe, Rancho Huntington Mobilehome Park.

Spaces and mobilehomes in senior residential parks shall be rented only to occupants who meet the age requirement set forth in Section 228.08 above; provided, however, that if the occupants of a space or mobilehome who do not meet this requirement rented the space or mobilehome before the effective date of the ordinance codified in this section, they shall be allowed to remain, and provided further that when such occupants cease to occupy a space or mobilehome, the mobilehome and space cannot thereafter be rented except to occupants who meet the age requirements set forth in this section.

228.10 Minimum Design and Performance Standards

The signage, advertising, leases, and park rules and regulations for spaces in senior residential parks shall state that the park is a senior residential park. Each senior residential park shall have procedures for verifying that it qualifies as a senior facility under applicable federal and/or state law, including documentation establishing that at least eighty (80) percent of the mobilehomes or spaces in the mobilehome park are occupied by at least one resident who is fifty-five (55) years of age or older. These procedures shall provide for regular updates, through surveys or other means of initial information supplied by the occupants of the mobilehome park. Such updates must take place at least once every two years. A summary of this occupancy verification documentation shall be available for inspection upon reasonable notice and request by City officials.

228.12 Removal of the Senior Residential Overlay District or Change of Use

A zoning map amendment to remove the SR overlay designation or approve a change of use shall be subject to the provisions of Chapter 234 and 247. Removal of the SR overlay designation or approval of a change of use within the coastal zone shall require an amendment to the Local Coastal Program approved and effectively certified by the Coastal Commission.

DRAFT

SECTION 4. This ordinance shall take effect thirty days following its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting held on _____, 20__.

Mayor

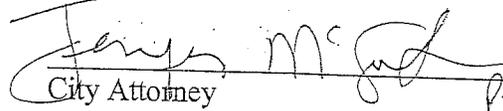
ATTEST:

City Clerk

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney *pe 11/6/2013*

INITIATED AND APPROVED:

Director of Planning and Building

