**DEPARTMENT OF**
**DEVELOPMENT SERVICES**
**Planning Division**

# NEGATIVE DECLARATION

Notice is hereby given that the City of Hayward finds that no significant effect on the environment as prescribed by the California Environmental Quality Act of 1970, as amended will occur for the following proposed project:

I. ***PROJECT DESCRIPTION***: Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Seniors-Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks. The City has nine mobile home parks, comprising approximately 2,500 spaces and over 5,000 residents. The regulation of these parks, at the state and local level, is important due to high demand for lower cost housing and the limited supply available in these parks. A substantial portion of mobile home park residents are senior citizens (55 years of age or older), many of whom live on fixed or limited incomes. The five existing mobile home parks that are currently classified for seniors-only are New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II. The proposed ordinance defines a "Senior-Only Mobile Home Park" as one in which at least 80% of the spaces are occupied by, or intended to be occupied by, at least one person who is age 55 or older, in compliance with state and federal law. In addition, the proposed ordinance prohibits changing Senior Only mobile home parks to Non-Age Restricted mobile home parks.

II. ***FINDING PROJECT WILL NOT SIGNIFICANTLY AFFECT ENVIRONMENT***:

The proposed project could not have a significant effect on the environment.

III. ***FINDINGS SUPPORTING DECLARATION***:

1. The proposed project has been reviewed according to the standards and requirements of the California Environmental Quality Act (CEQA) and an Initial Study Environmental Evaluation Checklist has been prepared for the proposed project. The Initial Study has determined that the proposed project could not result in significant effects on the environment.

2. The project will not adversely affect any scenic resources.

3. The project will not have an adverse effect on agricultural land since the property is surrounded by urban uses and it is too small to be used for agriculture.

4. The project will not result in significant impacts related to changes into air quality. No new development is proposed.

5. The project will not result in significant impacts to biological resources such as wildlife and wetlands since the site contains no such habitat and it is surrounded by urban uses.

6. The project will not result in significant impacts to known cultural resources including historical resources, archaeological resources, paleontological resources, unique topography or disturb human remains.

7. The project sites are not located within a "State of California Earthquake Fault Zone", however, may experience ground shaking due to the proximity to active faults in the region.

8. The project will not lead to the exposure of people to hazardous materials.

9. The project will meets all water quality standards. The mobile home parks are fully developed and maintained.

10. The project is consistent with the policies of the City General Policies Plan, Housing Element, and the Zoning Ordinance.

11. The project could not result in a significant impact to mineral resources since the mobile home park sites are fully developed.

12. The project will not have a significant noise impact.

13. The project will not result in a significant impact to public services.

14. The project will not result in significant impacts to traffic or result in changes to traffic patterns or emergency vehicle access.

**IV. *PERSON WHO PREPARED INITIAL STUDY*: Arlynne J. Camire, Associate Planner, AICP**

Signature: _____ Dated: March 13, 2013

**V. *COPY OF INITIAL STUDY IS ATTACHED***

For additional information, please contact the City of Hayward Development Services Division, 777 B Street, Hayward, CA 94541-5007 or telephone (510) 583-4114

CITY OF
HAYWARD
HEART OF THE BAY

**DEPARTMENT OF DEVELOPMENT SERVICES**
**Planning Division**

# INITIAL STUDY CHECKLIST

**Project Title:** Text Amendment No. PL-2013-0093-Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 et seq., Mobile Home Park District, Prohibiting the Conversion of Seniors Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks

**Lead agency name/address:** City of Hayward, 777 B Street, Hayward, CA 94541-5007

**Contact person:** David Rizk, Development Services Director

**Project location:** Mobile Home Park District (MH)

**Project sponsors**
**Name and Address:** City of Hayward, 777 B Street, Hayward, CA 94541-5007

**General Plan Designation:** Mobile Home Park
**Zoning:** Mobile Home Park District (MH)

**Project description:** Amendment of Hayward Municipal Code (Zoning Ordinance) Section 10-1.700 Mobile Home Park District Prohibiting the Conversion of Seniors-Only Mobile Home Parks to Non-Age Restricted Mobile Home Parks. The City has nine mobile home parks, comprising approximately 2,500 spaces and over 5,000 residents. The regulation of these parks, at the state and local level, is important due to high demand for lower cost housing and the limited supply available in these parks. A substantial portion of mobile home park residents are senior citizens (55 years of age or older), many of whom live on fixed or limited incomes. The five existing mobile home parks that are currently classified for seniors-only are New England Village, Georgian Manor, Hayward Mobile Country Club, Eden Gardens, and Spanish Ranch II ( See attached Map). The proposed ordinance defines a "Senior- Only Mobile Home Park" as one in which at least 80% of the spaces are occupied by, or intended to be occupied by, at least one person who is age 55 or older, in compliance with state and federal law. In addition, the proposed ordinance prohibits changing Senior Only mobile home parks to Non-Age Restricted mobile home parks.

**Surrounding land uses**
**and setting:** City wide. The mobile home parks are located throughout the City of Hayward. The mobile home parks are adjacent to residential, commercial and industrial properties.

**Other public agencies whose approval is required:** None

**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 by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology /Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology / Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities / Service Systems | ☐ 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 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 significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" 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 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.

Arlynne J. Camire
Signature

March 13, 2013
Date

Arlynne J. Camire
Printed Name

For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

### ENVIRONMENTAL ISSUES:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| I. **AESTHETICS** -- Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? ***Comment :*** *The text amendment will not result in development that would result in a substantial adverse effect on scenic vistas. The text amendment will prohibit conversion from a Senior Only mobile home parks to Non-Age restricted parks. The text amendment is to preserved Senior Only mobile home parks.* | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? ***Comment :*** *The text amendment will not result in development that will result in a negative effect on scenic resources. Refer to I a.* | ☐ | ☐ | ☐ | ☒ |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? ***Comment :*** *The text amendment will not result in development that will result in a negative effect on the visual character or quality of the site and its surroundings. Refer to I a.* | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ***Comment :*** *The text amendment will not result in development that will result in a new source of substantial light or glare. Refer to I a.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| II. **AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- 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? ***Comment :****The text amendment is restricted to mobile home parks and will not affect farmland.* | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ***Comment :*** *The text amendment will involve only mobile home parks.* | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ***Comment :*** *Refer to II b.* | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? ***Comment :*** *Refer to II b.* | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? ***Comment :*** *Refer to II b.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| III. **AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? ***Comment:*** *The text amendment would not violate any air quality standard or contribute substantially to existing or projected air quality violation.* | ☐ | ☐ | ☐ | ☒ |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ***Comment:*** *Refer to III a.* | ☐ | ☐ | ☐ | ☒ |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ***Comment:*** *Refer to III a.* | ☐ | ☐ | ☐ | ☒ |
| d) Expose sensitive receptors to substantial pollutant concentrations? ***Comment:*** *Refer to III a.* | ☐ | ☐ | ☐ | ☒ |
| e) Create objectionable odors affecting a substantial number of people? ***Comment:*** *Refer to III a.* | ☐ | ☐ | ☐ | ☒ |
| IV. **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 Game or U.S. Fish and Wildlife Service? ***Comment:*** *The text amendment would not affect any fish and wildlife species or California Department of Fish andWildlife or U.S. Wildlife Service regional plans, policies, or regulations.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 Game or US Fish and Wildlife Service? ***Comment:*** *The text amendment would not affect any fish and wildlife species or California Department of Fish and Wildlife or U.S. Wildlife Service regional plans, policies, or regulations.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *Refer to IV a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *Refer to IV a.* | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ***Comment:*** *Refer to IV a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *The text amendment would not conflict with any habitat conservation plans.* | ☐ | ☐ | ☐ | ☒ |
| V. **CULTURAL RESOURCES** -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? ***Comment:*** *The text amendment would not affect historical resources as defined in* § 15064.5. | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? ***Comment:*** *The text amendment would not affect archeological resource as all mobile home parks are fully developed.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ***Comment :*** *The text amendment would not affect paleontological geologic features. All sites are fully developed with mobile home parks.* | ☐ | ☐ | ☐ | ☒ |
| d) Disturb any human remains, including those interred outside of formal cemeteries? ***Comment:****The text amendment would not result in the disturbance of human remains. All sites are fully developed with mobile home parks.* | ☐ | ☐ | ☐ | ☒ |
| VI. **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 Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? ***Comment :*** *The text amendment would not result in any development that would expose people to any geologic hazard.* | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including liquefaction? ***Comment :****Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |
| iv) Landslides? ***Comment :*** *Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? ***Comment :*** *Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 waste water? ***Comment :*** *Refer to VI a.* | ☐ | ☐ | ☐ | ☒ |
| VII. **GREENHOUSE GAS EMISSIONS** -- Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ***Comment :*** *The text amendment would not cause the generation of greenhouse gas emissions, either directly or indirectly.* | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***Comment :*** *The text amendment would not conflict with applicable plan, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases.* | ☐ | ☐ | ☐ | ☒ |
| VIII. **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? ***Comment :*** *The text amendment would have no effect on the transport, storage, use, or disposal of hazardous materials.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *Refer to VIII a.* | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ***Comment :*** *Refer to VIII a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *Refer to VIII a.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? ***Comment :*** *The affected properties are not located within the airport.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *Refer to VIII a.* | ☐ | ☐ | ☐ | ☒ |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ***Comment :*** *The text amendment would not impair implementation of adopted emergency response or emergency evacuation plan.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment :*** *The text amendment would not expose people or structures to a significant risk of loss, injury or death involving wildland fires since the mobile home parks are not located in areas of wildlands.* | ☐ | ☐ | ☐ | ☒ |
| IX. **HYDROLOGY AND WATER QUALITY** -- Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements? ***Comment :*** *The text amendment would not result in any development that would cause a violation of any water quality standards or waste discharge requirements.* | ☐ | ☐ | ☐ | ☒ |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (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)? ***Comment :*** *The text amendment would not result in any development that would affect ground water supplies or interfere substantiality with ground water recharge.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? ***Comment:*** *The mobile home parks are developed and will not alter drainage patterns.* | ☐ | ☐ | ☐ | ☒ |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ***Comment:*** *The mobile home parks are developed and will not alter the course of any waterways.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *No areas will be paved in association with this text amendment.* | ☐ | ☐ | ☐ | ☒ |
| f) Otherwise substantially degrade water quality? ***Comment:*** *The mobile home parks are developed and will not contribute to degradation of water quality.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *No new housing is associated with this text amendment.* | ☐ | ☐ | ☐ | ☒ |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ***Comment:*** *No new housing is associated with this text amendment.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *No new housing is associated with this text amendment.* | ☐ | ☐ | ☐ | ☒ |
| j) Inundation by seiche, tsunami, or mudflow? ***Comment:*** *Refer to IX i.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| X. **LAND USE AND PLANNING** -- Would the project: | | | | |
| a) Physically divide an established community? ***Comment:*** *The text amendment would not result in any development that would physically divide an established community.* | ☐ | ☐ | ☐ | ☒ |
| b) 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? ***Comment:*** *The text amendment would not be in conflict with the Zoning Ordinance or the General Plan. The General Plan; Section 5.5 Housing Element, A. Conserve and Improve the Existing Housing Stock Goal 1.0, Policy 1.2 states: "Preserve existing single-family housing stock occupies by lower income households by rehabilitating single-family owner-occupied and conventional and mobile homes." And the Housing Element states: "A program to conserve and improve the existing housing stock includes the Program 14: Density Bonus which is designed to provide a senior housing development or a mobile home park."* | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? ***Comment:*** *The text amendment would result in any development that would conflict with a habitat conservation plan or a natural community conservation plan.* | ☐ | ☐ | ☐ | ☒ |
| XI. 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? ***Comment:*** *The text amendment would not result in any development that would affect any mineral resource.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? ***Comment*** *:Refer to XI a.* | ☐ | ☐ | ☐ | ☒ |
| XII. 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? ***Comment*** *: The text amendment will not result in the generation of noise.* | ☐ | ☐ | ☐ | ☒ |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ***Comment*** *: Refer to XII.a.* | ☐ | ☐ | ☐ | ☒ |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment*** *: Refer to XII.a.* | ☐ | ☐ | ☐ | ☒ |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ***Comment*** *: Refer to XII.a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment*** *: The text amendment would not result in any development that would have an affect or be affected by a public or private airport.* | ☐ | ☐ | ☐ | ☒ |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ***Comment*** *: Refer to XII.e.* | ☐ | ☐ | ☐ | ☒ |
| XIII. **POPULATION AND HOUSING** -- Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ***Comment*** *: The text amendment would not induce substantial population growth in any area of the City.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ***Comment :*** *The text amendment would not result in any development that would displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.* | ☐ | ☐ | ☐ | ☒ |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***Comment :*** *The text amendment would not result in any development that would displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.* | ☐ | ☐ | ☐ | ☒ |
| XIV. **PUBLIC SERVICES** -- | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | ☐ | ☐ | ☐ | ☒ |
| Fire protection? ***Comment :*** *No new fire protection facilities will be required as a result of the text amendment.* | ☐ | ☐ | ☐ | ☒ |
| Police protection? ***Comment :*** *The text amendment will not result in a need for additional police protection.* | ☐ | ☐ | ☐ | ☒ |
| Schools? ***Comment :*** *No new school facilities will be required as a result of the text amendment.* | ☐ | ☐ | ☐ | ☒ |
| Parks? ***Comment :*** *The text amendment will not generate additional use of the park systems in the area.* | ☐ | ☐ | ☐ | ☒ |
| Other public facilities? ***Comment :*** *No other public facilities will be significantly impacted.* | ☐ | ☐ | ☐ | ☒ |
| XV. **RECREATION** -- | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ***Comment :*** *The text amendment would not affect recreational facilities.* | ☐ | ☐ | ☐ | ☒ |

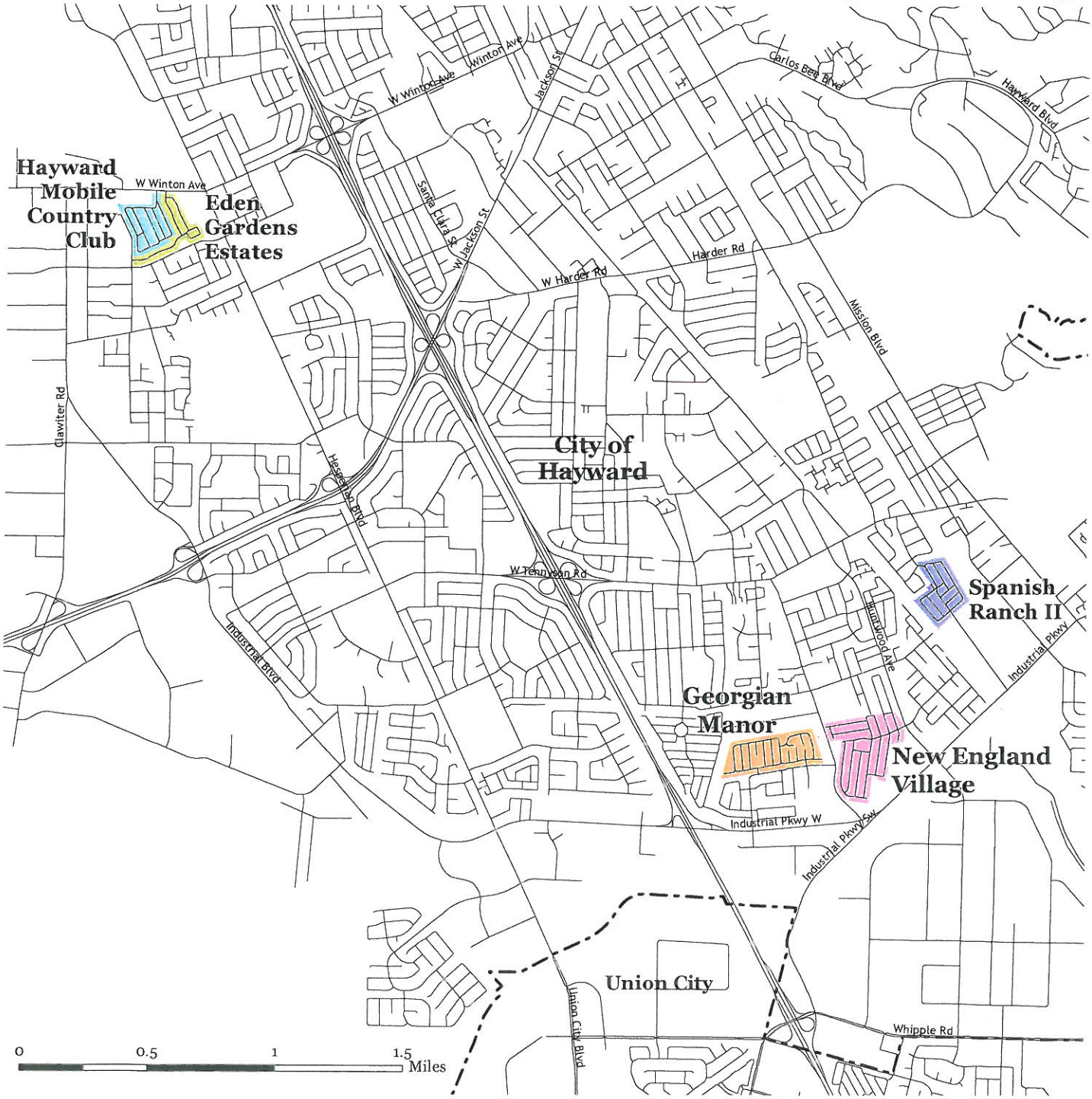
| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ***Comment:*** *Refer to XV.a.* | ☐ | ☐ | ☐ | ☒ |
| XVI. **TRANSPORTATION/TRAFFIC** -- Would the project: | | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? ***Comment:*** *The text amendment would not include any construction that would modify a traffic or roadway design.* | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? ***Comment:*** *The text amendment would not include any construction that would result in inadequate emergency access.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *The text amendment would not result in an increase to traffic levels.* | ☐ | ☐ | ☐ | ☒ |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ***Comment:*** *The text amendment would not result in hazards due to design features.* | ☐ | ☐ | ☐ | ☒ |
| e) Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ***Comment:*** *The text amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation.* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| XVII. **UTILITIES AND SERVICE SYSTEMS** -- Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ***Comment:*** *Refer to VIII.a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *Refer to VIII.a.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *Refer to VIII.a.* | ☐ | ☐ | ☐ | ☒ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ***Comment:*** *The text amendment would not result in any development that would affect on sufficient water supply.* | ☐ | ☐ | ☐ | ☒ |
| 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? ***Comment:*** *The text amendment would not result in any development that would affect on sufficient wastewater facilities.* | ☐ | ☐ | ☐ | ☒ |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ***Comment:*** *The text amendment would not result in any development that would affect sufficient landfill capacity.* | ☐ | ☐ | ☐ | ☒ |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? ***Comment:*** *The text amendment would not result in any development that would affect the ability to meet solid waste regulations* | ☐ | ☐ | ☐ | ☒ |

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| XVIII. **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? ***Comment:*** *The text amendment would not have any impacts on wildlife or fish habitat nor eliminate a plant or animal community.* | ☐ | ☐ | ☐ | ☒ |
| 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)? ***Comment:*** *As evidenced in the checklist above, it has been determined that the text amendment would not have any significant impacts; thus no impact to cumulative impacts* | ☐ | ☐ | ☐ | ☒ |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ***Comment:*** *The text amendment would not have any environmental impacts thus will not cause substantial adverse effects on human beings.* | ☐ | ☐ | ☐ | ☒ |

Attachment

# Senior-Only Mobile Home Parks in Hayward




March, 2013