

ORDINANCE NO. 2001 - 05

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON
ADOPTING A NEW ZONING CODE CHAPTER 19.32, THE MOBILE HOME PARK
CONVERSION ORDINANCE, TO ESTABLISH PROCEDURES FOR THE
CONVERSION OF ANY MOBILE HOME PARK IN THE CITY TO ANY OTHER USE,
AND THE ACCEPTANCE OF A NEGATIVE DECLARATION**

WHEREAS, the City Council, at its annual Goals and Objectives Session, directed the Planning Department Staff to initiate an Amendment to the Zoning Code to include a Mobile Home Park Conversion Ordinance; and

WHEREAS, at its meeting of February 22, 2001, the Planning Commission held a duly noticed public hearing to consider the proposed Mobile Home Park Conversion Ordinance; and

WHEREAS, at this public hearing a tenant at the Las Casitas Mobile Home Park and a representative from the Golden State Mobilehome Owners League spoke in favor of the proposed Ordinance; and

WHEREAS, there were no speakers in opposition to the proposed Ordinance and no written testimony was submitted opposing the adoption of the Ordinance; and

WHEREAS, a Program Environmental Impact Report ("EIR") was prepared for the City General Plan and its Elements and all of the development allowed therein in accordance with California Environmental Quality Act ("CEQA") Guideline Section 15168 and was certified by the City of American Canyon ("City") City Council on November 3, 1994; and

WHEREAS, an Initial Study was prepared to identify any potential environmental impacts of the proposed Mobile Home Park Conversion Ordinance Amendment that were not anticipated in the Program EIR prepared for the City General Plan and its Elements; and

WHEREAS, the Planning Commission considered all of the information in the Program EIR prepared for the General Plan and its Elements and the Initial Study and Negative Declaration prepared for this project; and

WHEREAS, the Planning Commission found and determined that the project would not have a significant effect on the environment and recommended that the City Council accept the Initial Study and Negative Declaration as complete and adequate; and

WHEREAS, the Planning Commission found that the proposed Mobile Home Park Conversion Ordinance was consistent with the General Plan and its Elements, and implemented General Plan Policy 2.14 and fulfilled the requirements of General Plan Implementation Program I2,11 of the Housing Element; and

WHEREAS, the Planning Commission unanimously adopted Resolution No. PC – 2001-03, forwarding to the City Council its recommendation that the Mobile Home Park Conversion Ordinance be adopted; and

WHEREAS, the City Council considered the recommendations of the Planning Commission at a duly noticed public hearing on April 5, 2001; and

WHEREAS, all those in attendance at the City Council public hearing were given an opportunity to be heard and their testimony was considered in their decision.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the City Council of the City of American Canyon to adopt a new Municipal Code Chapter 19.32, the Mobile Home Park Conversion Ordinance, as set forth in Exhibit A, attached hereto and incorporated herein by reference, and accept the Initial Study and Negative Declaration as complete and adequate.

I. Effective Date

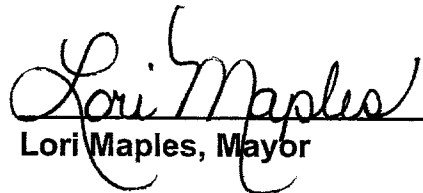
A summary of this Ordinance shall be published once in the Vallejo Times Herald, a newspaper of general circulation serving the City of American Canyon, within fifteen (15) days after its passage and shall become effective thirty (30) days after the date of its adoption.

II. Severability

The provisions of this Ordinance shall be severable. If any portion is found to be unconstitutional, illegal or invalid, the remainder shall survive and remain effective and enforceable. Where a conflict arises between the provisions of Ordinance 2001-05 and the Zoning Ordinance, the provisions of this Ordinance shall apply.

The foregoing Mobile Home Park Conversion Ordinance was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 5th day of April, 2001, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 19th day of April, 2001, by the following vote:

AYES:	Maples, Colcleaser, Anderson, Shaver
NOES:	None
ABSTAIN:	None
ABSENT:	Canziani



Lori Maples, Mayor

ATTEST:



Mark Joseph, City Clerk

APPROVED AS TO FORM:



William D. Ross, City Attorney

CHAPTER 19.32

MOBILE HOME PARK CONVERSION ORDINANCE

19.32.010	Purpose and Intent
19.32.020	Definitions
19.32.030	Vacancy Rate in Excess of 20% - Notice Required
19.32.040	Use Permit Required
19.32.050	Conversion Impact Report Required
19.32.060	Relocation Plan Required
19.32.070	Required Findings for Conversion
19.32.080	Conditions of Approval
19.32.090	Effective Date of Conversion
19.32.100	Issuance of Grading and/or Building Permits
19.32.110	Violations

18.30.010 Purpose and Intent. The stated purpose and intent of the Mobile Home Park Conversion Ordinance is to ensure that any proposed conversion of an existing mobile home park to any other use is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion and that relocation and other assistance is provided park residents, consistent with the provisions of this Ordinance and Sections 65863.7 and 66427.4 of the California Government Code.

19.30.020 Definitions. For purposes of this Chapter, the following terms shall have the meanings indicated:

- A. "Commercial coach" shall mean a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional or commercial uses and shall include a trailer coach as defined in Section 635 of the Vehicle Code.
- B. "Comparable housing" shall mean housing that is comparable in floor area and number of bedrooms to the mobile home to which comparison is being made, which housing meets the minimum standards of the State Uniform Housing Code.
- C. "Comparable mobile home park" means any other mobile home park substantially equivalent in terms of park conditions, amenities and other relevant factors.
- D. "Conversion" means changing the use of a mobile home park for a purpose other than the rental, or the holding out for rent, of two or more mobile home

sites to accommodate mobile homes used for human habitation. Such a conversion may affect an entire mobile home park or any portion thereof. A conversion shall include, but is not limited to, a change of any existing mobile, home park or any portion thereof to condominium, stock cooperative, planned unit development, or any form of ownership wherein spaces within the mobile home park are to be sold, and the cessation of use of all or a portion of the park as a mobile home park, whether immediately or on a gradual basis, or the closure of the park. "Conversion" shall not include the purchase of the park by its existing residents,

- E. "Date of application for change of use" means the date of filing of an application for a Rezoning, General Plan Amendment, Use Permit, Subdivision, Planned Unit Development Plan, Design Permit, or any other discretionary land use application approval under Title 18, the Subdivision Code, and/or Title 19, the Zoning Code, of the City of American Canyon Municipal Code, which application seeks approval of a change of use of or at a mobile home park.
- F. "Eligible" mobile home owner" means a mobile home owner whose mobile home was located in a mobile home park on the date of application for a change of use.
- G. "Home owner" means the registered owner or owners of a mobile home, who has a tenancy in a mobile home park under a rental or lease agreement.
- H. "Mobile home" is a structure designed for human habitation and for being transportable on a street or highway under permit pursuant to California Vehicle Code Section 35790, and as defined in Section 18008 of the Health & Safety Code. "Mobile home" does not include, a recreational vehicle, as defined in Civil Code Section 799.24, or a commercial coach, as defined herein and in Section 18001.8 of the Health & Safety Code.
- I. "Mobile home park" is an area of land where two or more mobile home sites are rented, or held out for rent, to accommodate mobile homes used for habitation. For purposes of this Chapter, "mobile home park" shall not include a mobile home subdivision, stock cooperative, or any park where there is any combination of common ownership of the entire park or individual mobile home sites.
- J. "Mobile home space" is any area, tract of land, site, lot, pad, or portion of a mobile home park designated or used for the occupancy of one mobile home.
- K. "Mobile home tenant" is a person who occupies a mobile home within a mobile home park pursuant to a bona fide lease or rental agreement with the mobile home owner and who, during his or her tenancy, was not the owner or member of the immediate household of the mobile home owner.

- L. "Resident" means a person lawfully residing in a mobile home park, and includes a mobile home owner, mobile home tenant or member of the immediate household of the mobile home owner or mobile home tenant.

19.32.030 Vacancy Rate in Excess of 20% - Notice Required. The following shall apply when any mobile home park in the City has a vacancy rate of 20% or greater of the total number of spaces in existence in the mobile home park.

- A. Whenever twenty (20%) percent or more of the total number of mobile home sites or mobile homes at a mobile home park are vacant or otherwise uninhabited and such situation was not caused by physical disaster, including but not limited to fire, flood, storm, earthquake, landslide, or by another natural condition beyond the control of the owner or operator of the mobile home park, the owner or operator of the park shall file with the Planning Director a written notice informing the City of the current vacancy rate at the park. For purposes of this Chapter, a mobile home site is "uninhabited" or "vacant" when it is either:
1. unoccupied by a mobile home, or
 2. occupied by a mobile home in which no persons reside.
 3. A mobile home shall not be considered vacant for purposes of this Chapter if rent is being paid pursuant to a bona fide rental or lease agreement and the mobile home is merely unoccupied.
- B. The written notice to the Planning Director from the owner or operator of the mobile home park shall clearly state any known reasons for the vacancy rate to be in excess of 20% and whether or not the property owner intends in the immediate future to convert the mobile home park to another use.
- C. If it is determined that the owner of the mobile home park intends to apply for a conversion of the mobile home park to another use, the Planning Director shall immediately inform the property owner of the requirements of this Chapter.

19.32.040 Use Permit Required. In addition to any other necessary discretionary land use permit applications such as a subdivision or a Design Permit, the conversion of any existing mobile home park to any other use shall require the review of a Use Permit application by the Planning Commission, which shall forward a recommendation on the discretionary permits and Use Permit to the City Council for final action. At a minimum, each application for a Use Permit to convert a mobile home park to any other use shall include the following and any additional information as may be required by this Chapter and the Planning Director:

- A. A detailed narrative description of the proposed use to which the mobile home park is to be converted.
- B. The proposed timetable for implementation of the conversion and development of the site.
- C. Evidence that any tenant's rent had not been increased within the two months prior to the filing of an application for conversion of a mobile home park, and a statement from the applicant that the rent at the mobile home park shall not be increased for two years from the date of filing of the conversion application or until the date of the commencement of relocation activities.
- D. A report on the impact of the conversion of the mobile home park on its residents and a disposition/relocation plan addressing the availability of replacement housing for existing tenants of the mobile home park consistent with Section 65863.7 of the California Government Code.
- E. Upon filing an application for a Use Permit for conversion, the Planning Director shall inform the applicant of the requirements of Civil Code Section 798.56 and Government Code 65863.8 regarding notification of the mobile home park residents concerning the proposed conversion; The Planning Director shall specify in writing to the applicant the information that must be submitted in order to adequately notify all existing tenants as required by the California Government Code, the California Civil Code, and this Chapter.
- F. No Use Permit application for the conversion of a mobile home park to another use shall be deemed complete and processing for consideration will not commence until the Conversion Impact Report and Relocation Plan as required by this Chapter have been reviewed by the Planning Director for substantial conformance with the requirements of this Chapter.

19.32.050 Conversion Impact Report Required. Any person filing an application for a Use Permit to convert a mobile home park to another use shall file a Conversion Impact Report on the impact of the change of use upon the residents of the mobile home park. At a minimum the Conversion Impact Report shall include the following, as well as any other information deemed necessary and appropriate by the Planning Director:

- A. A detailed description of the mobile home spaces within the mobile home park, including but not limited to:
 - 1. The total number of mobile home spaces in the park and the number of spaces occupied;

2. The length of time each space has been occupied by the present resident(s) thereof;
3. The age, size, and type of mobile home occupying each space;
4. The monthly rent currently charged for each space, including any utilities or other costs paid by the present resident(s) thereof;
5. Name and mailing address of the primary resident(s) of each mobile home within the mobile home park on three sets of gummed labels for the mailing of notice of public hearings.

B. A list of all comparable mobile home parks within the City of American Canyon and Napa County. This list shall include the age of the mobile home park and the mobile homes therein, a schedule of rents for each park listed and the criteria of the management of each park for acceptance of new tenants and used mobile homes. Information pertaining to the availability of medical and dental services, shopping facilities, and all nearby social and religious services and facilities shall also be included.

C. A detailed analysis of the economic impact of the relocation on the tenants including comparisons of current rents paid and rents to be paid at comparable mobile home parks within the City of American Canyon or Napa County, the estimated costs of moving a mobile home and personal property, and any direct or indirect costs associated with a relocation to another mobile home park.

D. A list of the names, addresses and telephone numbers of one or more housing specialists, with an explanation of the services the specialists will perform at the applicant's expense for the residents to be displaced. These services shall include but not be limited to assistance in locating a suitable replacement mobile home park, coordination of moving the mobile home and personal property, and any other tasks necessary to facilitate the relocation to another comparable mobile home park.

19.32.060 Relocation Plan Required. A Relocation Plan for tenants of a mobile home park shall be submitted to the Planning Commission and City Council for approval as a part of the application for a Use Permit to convert a mobile home park to another use. The Relocation Plan shall provide, at a minimum, for the following:

- A. The names, addresses, telephone numbers, and fee schedules of persons in the area who are qualified MAI appraisers of mobile homes.
- B. The names, addresses, telephone numbers, and fee schedules of persons in the area qualified as mobile home movers.

- C. The Relocation Plan shall provide specifically for relocation assistance to full-time, very-low, low, and moderate-income residents and senior citizens over the age of 62 residing in the park for a minimum period of 12 months following closure of the mobile home park.
- D. The Relocation Plan shall specifically provide guarantees that all tenants 62 years of age or older and all tenants who are medically proven to be permanently disabled shall not have to pay an increase in rent over the amount currently paid for a period of two years following relocation.
- E. The Relocation Plan shall provide for the applicant to pay all reasonable moving expenses to a comparable mobile home park within the City of American Canyon or Napa County to any tenant who relocates from the park after City approval of the Use Permit authorizing conversion of the park. The reasonable cost of relocation and moving expenses shall include the cost of relocating a displaced homeowner's mobile home, accessories, and possessions, including the costs for disassembly, removal, transportation, and reinstallation of the mobile home and accessories at the new site, and replacement or reconstruction of the blocks, skirting, siding, porches, decks, awnings, storage sheds, cabanas, or earthquake bracing if necessitated by the relocation; indemnification for any damage to personal property of the resident caused by the relocation; reasonable living expenses of displaced park residents from the date of actual displacement to the date of occupancy at the new site; payment of any security deposit required at the new site; and the difference between the rent paid in the existing park and any higher rent at the new site for the first twelve (12) months of the relocated tenancy. When any tenant has given notice of his intent to move prior to City approval of the Use Permit, eligibility to receive moving expenses shall be forfeited.
- F. If the City Council determines that a particular mobile home cannot be relocated to a comparable mobile home park within the City of American or Napa County, and the mobile home owner has elected to sell his or her mobile home, the relocation plan shall identify those mobile homes, the reasons why the mobile homes cannot be relocated as provided in Subsection E of Section 19.32.060, then the City Council may, as a part of the reasonable cost of relocation as provided in Government Code Section 65863.7(e) require the applicant to provide for purchasing the mobile home of a displaced home owner at its in-place market value. Such value shall be determined after consideration of relevant factors, including the value of the mobile home in its current location including the blocks and any skirting, siding, porches, decks, storage sheds, cabanas, and awnings, and assuming the continuation of the mobile home park in a safe, sanitary, and well maintained condition, and not considering the effect of the change of use on the value of the mobile home. If a dispute arises as to the in-place value of a mobile home, the applicant and the homeowner shall have appraisals prepared by separate qualified MAI appraisers with experience

in establishing the value of mobile homes. The City Council shall determine the in-place value based upon the average of the appraisals submitted by the applicant and mobile home owner.

19.32.070 Required Findings for Conversion. In approving a Use Permit for a mobile home park conversion, the City Council shall find that the proposed conversion meets the following requirements in addition to the other requirements of this Chapter:

- A. That the proposed use of the property is consistent with the General Plan and any and all of its Elements, any applicable Specific Plan or Planned Unit Development Plan or similar mechanism provided for in State law or City Ordinance, and this Chapter.
- B. That the residents of the mobile home park have been adequately notified of the proposed conversion, including information pertaining to the anticipated timing of the proposed conversion.
- C. That there exists land zoned for new or replacement comparable mobile home parks or adequate space is available in other comparable mobile home parks within the City of American Canyon or Napa County for the residents who will be displaced.
- D. That the conversion will not result in the displacement of very low, low, or moderate income, mobile home residents or senior citizens over the age of 62 who cannot afford rents charged in other mobile home parks within the City of American Canyon or Napa County, unless otherwise approved by the City Council.
- E. That the age, type, size, and style of mobile homes to be displaced as a result of the conversion will be able to be relocated into other comparable mobile home parks within the City of American Canyon or Napa County, or that the applicant has agreed to purchase any mobile home that cannot be relocated at its in-place value as provided for in this Chapter.
- F. That any mobile home residents displaced as a result of the conversion shall be compensated by the applicant for all reasonable costs incurred as a result of their relocation.
- G. That the Relocation Plan mitigates the impacts of the displacement of individuals or households for a reasonable transition period and mitigates the impacts of any long-term displacement.

19.32.080 Conditions of Approval. The City Council shall impose any necessary and appropriate conditions of approval to satisfy and implement the intent,

purpose, and content of this Chapter. In addition, any other necessary and appropriate conditions of approval to protect the health and safety of the residents of the City of American Canyon may be imposed.

19.32.090 Effective Date of Conversion. The City Council shall establish the date on which the Use Permit for conversion will become effective. Such date shall not be less than two years from the decision of the City Council, provided that conversion at an earlier date may be approved if the City Council receives a written petition requesting an earlier date signed by a majority of those persons residing in the subject mobile home park at the time of the City Council public hearing to consider the conversion application. The effective date of the approval in such a case shall be the date set forth in the petition. Conversion at the earlier date may be approved only if the City Council makes specific Findings that the applicant has complied with all the provisions of an approved Relocation Plan and submitted evidence of such compliance to the Planning Director as provided for in Section 19.32.060.

19.32.100 Issuance of Grading and/or Building Permits. No building permit shall be issued for the development of or on any real property which is being converted from a mobile home park pursuant to this Chapter unless and until the applicant has filed with the Planning Director a verified statement made under penalty of perjury that all conditions of approval have been met or otherwise incorporated into the final project plans including the payment of all required relocation assistance required pursuant to this Chapter. Such statement shall identify in itemized form each payee, the amount paid, the date of payment, and the type of relocation or other assistance for which each such payment was made.

19.32.110 Violations. In addition to any remedies or penalties for noncompliance with any City Ordinance as provided elsewhere in the Municipal Code, any park owner or applicant who violates any rights of any mobile home owner or mobile home tenant established under this Chapter shall be liable to said person for actual damages caused by such violation, plus costs and reasonable attorney's fees. In addition, no park owner shall take any willful action to threaten, retaliate against or harass any park resident with the intent to prevent such residents from exercising his or her rights under this Chapter.

CITY OF AMERICAN CANYON

CHECK LIST INITIAL STUDY

MOBILE HOME PARK CONVERSION ORDINANCE

Purpose of the Initial Study:

This Initial Study presents a preliminary environmental impact evaluation of the adoption of a Mobile Home Park Conversion Ordinance. The Mobile Home Park Ordinance is intended to ensure that any proposed conversion of a mobile home park in the City to any other use is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion and that relocation and other assistance is provided park residents. The purpose of this Initial Study is to provide the community with relevant information regarding the potential environmental effects of the Mobile Home Park Conversion Ordinance and to provide the City of American Canyon's decision-makers with information to use as the basis for determining whether to prepare a Negative Declaration (ND) or an Environmental Impact Report (EIR) prior to considering the merits of the proposed Ordinance.

A Negative Declaration would be prepared if it could be conclusively demonstrated that the proposed Mobile Home Park Conversion Ordinance would not result in one or more significant effects on the environment. A Negative Declaration would also be prepared if the Initial Study identified potentially significant environmental effects, but modifications (mitigation measures) to the proposed project made by or agreed to by the applicant would reduce the effects to a less than significant level (referred to as a Mitigated Negative Declaration).

An Environmental Impact Report (EIR) would be prepared if based upon the Initial Study it could be demonstrated that the amount or extent of information available during preparation of the Initial Study was insufficient to reach a determination with regard to potential environmental effects; that a potential impact identified in the Initial Study could not be feasibly mitigated to a level of insignificance; or that two qualified and competent experts in the same field arrived at different conclusions about a potential environmental effect.

Environmental Procedures:

This Initial Study has been prepared in accordance with the California Environmental Quality Act (Public Resources Code Sections 21000-21178.1) (hereinafter *CEQA*) and the Guidelines for Implementation of the California Environmental Quality Act 1995 as amended January 1, 1999, (Chapter 3, Title 14, California Code of Regulations) (hereinafter *CEQA Guidelines*). This Initial Study considers all aspects

of the proposed Mobile Home Park Conversion Ordinance as required by Section 15063(a)(1) of the CEQA Guidelines.

Section 15063(a)(1) of the CEQA Guidelines requires that all phases of project planning, implementation, and operation must be considered in the Initial Study of the project.

Environmental Checklist/Evaluation

The Environmental Checklist, consistent with the CEQA Guidelines, was utilized to focus this Initial Study on the physical, social and economic facts that may be impacted or further impacted by implementation of the proposed Mobile Home Park Conversion Ordinance. The Checklist poses a series of questions across a wide range of environmental considerations that serve as the basis for research and analysis, leading to one of four conclusions:

- < The project as proposed will result in a Potentially Significant Impact;
- < The project as proposed will result in a Potentially Significant Impact Unless Mitigation Incorporated;
- < The project as proposed will result in a Less than Significant Impact; or
- < The project as proposed will result in No Impact.

Following each of the questions posed in the Initial Study, a brief discussion is presented regarding the topical environmental setting, the proposed projects relevance to the setting, any and all potential impacts within the topical area, and as appropriate, any and all mitigation measures necessary to reduce any identified potentially significant impacts to a less than significant level.

Section 15382 of the CEQA Guidelines defines a significant effect on the environment as:

...a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:**

Mobile Home Park Conversion Ordinance – Zoning Ordinance Amendment
2001-03

2. **LEAD AGENCY NAME AND ADDRESS:**

City of American Canyon
2185 Elliott Drive
American Canyon, CA 94589

3. **CONTACT PERSON AND PHONE NUMBER:**

Christopher Gustin, AICP, Planning Director (707) 647-4335

4. **PROJECT LOCATION:**

The Mobile Home Park Conversion Ordinance will apply only to the existing mobile home parks in the City of American Canyon.

5. **PROJECT SPONSOR'S NAME AND ADDRESS:**

City of American Canyon
2185 Elliott Drive
American Canyon, CA 94589

6. **EXISTING CITY OF AMERICAN CANYON GENERAL PLAN DESIGNATIONS:**

Residential Medium Density and Residential High Density

7. **EXISTING ZONING DESIGNATION:**

Residential Medium Density and Residential High Density, with the Mobile Home Park Overlay

8. **PROJECT DESCRIPTION:**

The Mobile Home Park Ordinance is intended to ensure that any proposed conversion of a mobile home park in the City to any other use is preceded by adequate notice, that the social and fiscal impacts of the proposed conversion are adequately defined prior to consideration of a proposed conversion and that relocation and other assistance is provided park residents.

9. **SURROUNDING LAND USES AND SETTING:**

The existing mobile home parks subject to this Ordinance are located along the southerly side of American Canyon Road; the easterly side of Broadway; and the westerly side of Flosden Avenue. For the most part these areas are surrounded by urban uses or vacant land scheduled to be converted to urban uses.

10. **OTHER PUBLIC AGENCY APPROVAL REQUIRED:**

None.

11. **USE OF PROGRAM ENVIRONMENTAL IMPACT REPORT:**

A Program Environmental Impact Report (EIR) was prepared for the City General Plan and its Elements in accordance with Section 15168 of the California Environmental Quality Act, and was certified by the American Canyon City Council on November 3, 1994. The Program E.I.R. provides the basis for this Initial Study in determining the potential environmental impacts of the project and is incorporated herein by reference. The Program EIR for the City General Plan is the source of information where an EIR is referenced in the Initial Study, unless otherwise indicated.

12. **VICINITY MAP:**

City-wide

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

I. LAND USE AND PLANNING. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with general plan designation or zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over this project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be incompatible with existing land use in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

- a): There will be no changes to any General Plan Land Use Map or Zoning Map designations. The proposed Mobile Home Park Conversion Ordinance implements an adopted General Plan Policy.
- b): There are no resources on this site subject to the jurisdiction of any State or Federal Agency.
- c): The proposed Mobile Home Park Conversion Ordinance will have no effect on surrounding land uses. There will be no changes to the permitted types, density, or intensity of uses.
- d): There are no agriculture activities within the vicinity of the project sites.
- e): The project will not disrupt or divide an existing community.

Source: Review of applicable provisions of the City of American Canyon General Plan, adopted November 3, 1994; the Certified Final E.I.R. for the General Plan, Certified on November 3, 1994.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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II. POPULATION AND HOUSING. Would the proposal:

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

DISCUSSION:

- a) – b): The proposed Mobile Home Park Conversion Ordinance will not encourage or result in any new residential development.
- c): The proposed Mobile Home Park Conversion Ordinance has the potential of protecting, not displacing, existing housing within the project area.

Source: Review of applicable provisions of the City of American Canyon General Plan, adopted November 3, 1994; the Certified Final E.I.R. for the General Plan, Certified on November 3, 1994.

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

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fault rupture? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Seismic ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Seismic, tsunami, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Landslides or mud flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Subsidence of land? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expansive soils? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) - i): The proposed Mobile Home Park Conversion Ordinance will not result in any new development or an increase in intensity of use, and applies only to existing mobile home parks in the City. Therefore there will be no issues relative to the geology at or under the sites that were not addressed in the General Plan EIR.

Source: Review of applicable provisions of the City of American Canyon General Plan, adopted November 3, 1994; the Certified Final E.I.R. for the General Plan, Certified on November 3, 1994.

	Potentially Significant impact	Potentially Significant impact	Unless Mitigation Incorporated	Less Than Significant impact	No Impact
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IV. WATER. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people or property to water related hazards such as flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Changes in currents, or the course or direction of water movements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Altered direction or rate of flow of groundwater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Impacts to groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) – i): No new development or change in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on surface or subsurface waters.

Source: Review of the General Plan adopted on November 3, 1994, site inspection.

	Potentially Significant Impact	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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V. AIR QUALITY. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose sensitive receptors to pollutants? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any change in climate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) – d): No new development or change in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on air quality.

Source: Review of applicable provisions of the General Plan adopted on November 3, 1994, and the General Plan E.I.R., Certified on November 3, 1994.

	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Insufficient parking capacity on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Hazards or barriers for pedestrians or bicyclists? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Rail, waterborne or air traffic impacts? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) – g): No new development or increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on the transportation system in the City.

Source: Circulation Element of the General Plan, Traffic Analysis prepared for the General Plan EIR, certified November 3, 1994.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. ENERGY AND MINERAL RESOURCES. Would the proposal result in:

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

DISCUSSION:

- a): The City of American Canyon has not adopted an energy conservation plan.
- b) – c): No new development or increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on energy or renewable resources.

Source: Review of General Plan Utilities Element adopted on November 4, 1996.

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

Potentially Significant Impact

IX. HAZARDS. Would the proposal involve:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including but limited to oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) – e): No new development or an increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no increase in exposure of people or property to natural or man-made hazards.

Source: Review of General Plan Natural and Historic/Cultural Resources Element adopted November 4, 1996; discussions with Napa County Sheriff Department and American Canyon Fire Protection District Chief Caldwell.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. NOISE. Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of people to severe noise levels: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) & b): No new development or increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no increase in noise levels or exposure of people to severe noise levels.

Source: Review of General Plan Noise Element adopted November 4, 1996.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Maintenance of public facilities,
including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Other government services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) - e): No new development or an increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on public services.

Source: Review of General Plan adopted November 4, 1996, and the General Plan E.I.R., certified November 4, 1996.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

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

DISCUSSION:

a) - g): No new development or increase in the intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on utilities and service systems.

Source: City General Plan; discussions with Fire Chief; discussions with Public Works Director/City Engineer

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a demonstrated negative aesthetic effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Create light or glare? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a) & b): No development is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no impact on the aesthetics of the community.

Source: Aesthetics/Visual Resources Element of the General Plan and General Plan E.I.R.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Disturb archaeological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Affect historical resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have potential to cause a physical change which would affect unique ethnic cultural values? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION:

a), e): No development is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on archaeological or paleontological resources within the City.

Source: Natural and Historic/Cultural Resources Element of the General Plan and General Plan E.I.R.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV. RECREATION. Would the proposal:

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

DISCUSSION:

a), b): No new development or an increase in intensity of use is anticipated as a result of the proposed Mobile Home Park Conversion Ordinance. Therefore there will be no effect on local recreational facilities and opportunities.

Source: Parks and recreation Element of the General Plan and General Plan E.I.R.; Parks and Civic Facilities Impact Fee ordinance.

	Potentially Significant Impact	Potentially Unless Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 preceding pages.

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

Determination:

On the basis of the valuation in this Initial Study:

I find that the proposed projects COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared

I find that although the proposed 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 projects. A NEGATIVE DECLARATION will be prepared.

I find that the proposed projects MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed projects MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets, if the effect is a potentially significant impact or potentially significant unless mitigated. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. □



5-6-01

Signature

Date

Christopher Gustin

City of American Canyon

Printed Name

For

File:mhpconvis1:February 15, 2001