

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** August 23, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a zoning text and map amendment, a General Plan text and map amendment, an amendment to San Mateo County's Trailer Camp regulations, and an associated Initial Study and Negative Declaration, to 1) adopt a new Mobilehome Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations, 2) amend the County zoning maps to apply the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park, 3) in the case of three of existing mobilehome parks, amend the County General Plan land use map to change the underlying general plan land use designation of those parks to Medium High Density Residential, and 4) repeal the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, in their entirety.

County File Number: PLN 2017-00077

**PROPOSAL**

The proposed project consists of:

- a. A Zoning Text Amendment, adopting a new Mobilehome Park (MH) Zoning District as a new chapter of the San Mateo County Zoning Regulations.
- b. A Zoning Map Amendment applying the new MH Zoning Designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total.
- c. In the case of three of those parks, a General Plan Land Use Map amendment changing the underlying General Plan Land Use Designation of each park to Medium High Density Residential.
- d. An amendment to the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, redacting this Chapter of the Ordinance Code in its entirety. The land use and permitting regulations included in those sections will be incorporated, in modified form, in the new MH zoning district regulations.

## RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors adopt the proposed MH Zoning District as a new chapter of the County Zoning Regulations, adopt the proposed zoning map amendments, applying the new MH Zoning Designation to six (6) existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total, adopt the proposed General Plan Land Use Map Amendments changing the underlying General Plan Land Use Designation of three of the parks to Medium High Density Residential, amend the County Ordinance Code to repeal Chapter 5.92, the Trailer Camp Regulations, in its entirety, and adopt the associated Initial Study and Negative Declaration for the project.

## SUMMARY

The project consists of:

- a. A zoning text amendment, adopting a new Mobilehome Park (MH) Zoning District as a new chapter of the San Mateo County Zoning Regulations.
- b. A zoning map amendment applying the new MH Zoning Designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total.
- c. For three parks, a General Plan Land Use Map Amendment changing the underlying use designation of each park to Medium High Density Residential.
- d. An amendment to the County's Trailer Camp Regulations, Chapter 5.92 of the County Ordinance Code, redacting this Chapter of the Ordinance Code in its entirety. The land use and permitting regulations included in those sections will be incorporated, in modified form, in the new MH Zoning District Regulations.

The mobilehome parks affected by the proposed amendments are:

- a. **Bayshore Villa Manufactured Housing Community**, 3499 E Bayshore Road, Redwood City. Approximately 7.92 acres, zoned C-2/S-1 (commercial), General Plan Designation High Density Residential.
- b. **Trailer Villa**, 3401 E. Bayshore Road, Redwood City. Approximately 6.03 acres, zoned C-2/S-1 (commercial), General Plan designation High Density Residential.
- c. **Belmont Trailer Park**, 100 Harbor Boulevard, Belmont. Approximately 3.19 acres, zoned C-2 (commercial), General Plan designation General Industrial.
- d. **Pillar Ridge**, 164 Culebra, Moss Beach. Approximately 19.33 acres, zoned H-1 (highway frontage), General Plan designation Medium High Density Residential.

- e. **Redwood Trailer Village**, 855 Barron Ave, Redwood City. Approximately 1.53 acres, zoned C-2/S-1 (commercial), General Plan designation Industrial Mixed Use.
- f. **Sequoia Trailer Park**, 730 Barron Ave, Redwood City. Approximately 4.61 acres, zoned C-2/S-1, General Plan designation Industrial Mixed Use.

This proposed zoning map amendments would change the zoning of each listed park from its current zoning designation to the new “MH” Zoning Designation. The General Plan Land Use Map Amendments would change the land use designation for Belmont Trailer Park, Redwood Trailer Village, and Sequoia Trailer Park to Medium High Density Residential. The components of the project are discussed below.

**MH (Mobilehome) Zoning District**

Unlike many jurisdictions, while the County has standards for mobilehome parks, incorporated in the Trailer Camp Regulations, it has no specific zoning designation for these parks. However, the Trailer Camp Regulations, Ordinance Code Chapter 5.92, establish land use regulations for mobilehome parks. In effect, Chapter 5.92 is a set of zoning regulations, but is not located as a chapter in the County’s Zoning Regulations.

Rather than being zoned for mobilehome use, each of the listed mobilehome parks is in a commercial (or in the case of Pillar Ridge, highway frontage) zoning district. However, these sites have been mobilehome parks in perpetuity. They have historically been, and continue to be, unique residential areas that are not commercial in nature, and which provide a source of housing distinct from, and often significantly more affordable than other types. State law recognizes the unique character of mobilehomes, and allows them to be regulated by rent control, and by strict limits on conversion to other uses. The new MH Zoning District would affirm the unique value of these parks, and retain and establish appropriate regulations for creating and maintaining them. The MH Zoning District would:

- a. Remove some standards that are duplicative of state law, incorporating these standards by reference to relevant state codes.
- b. Remove standards that are already codified in the fire, building, and other codes.
- c. Move the County’s land use regulations for mobilehomes to the Zoning Regulations, for consistency, clarity, and usability.
- d. Retain County standards that differ from or exceed the State’s requirements.
- e. Create a specific zoning district for mobilehome parks that acknowledges the unique and long-term nature of their residential use.

- f. Establish other affordable residential uses as the only permissible change in use for areas zoned MH.

The new regulations would establish mobilehome parks and mobilehomes within them as the principally permitted use in the MH District. Uses ancillary to mobilehome parks would be conditionally permitted, as would transitional housing, supportive housing, and multifamily dedicated affordable housing. The new regulations would also apply a new 36-foot height limit, and retain landscaping, fencing, access requirements, and other development standards previously in the Trailer Camp Regulations.

### **Rezoning and General Plan Map Amendment**

The proposed zoning change applies the new MH Zoning District to the parks listed above. To ensure consistency between the zoning and the underlying General Plan Land Use Designation, the proposed General Plan map amendment would also change the land use designation of three of the parks to Medium High Density residential, which would accommodate all of uses allowed by the new MH zoning district.

### **Environmental Review**

The County prepared an Initial Study and Negative Declaration for these amendments. The environmental review determined that there are no potentially significant impacts from adoption of the proposed amendments.

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**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** August 23, 2017

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a zoning text and map amendment, a General Plan text and map amendment, an amendment to San Mateo County's Trailer Camp regulations, and an associated Initial Study and Negative Declaration, to 1) adopt a new Mobilehome Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations, 2) amend the County zoning maps to apply the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park, 3) in the case of three of existing mobilehome parks, amend the County General Plan land use map to change the underlying general plan land use designation of those parks to Medium High Density Residential, and 4) repeal the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, in their entirety.

County File Number: PLN 2017-00077

**PROPOSAL**

In summary, the County proposes 1) a zoning text and map amendment, 2) a General Plan text and map amendment, and 3) an amendment to San Mateo County's existing Trailer Camp regulations.

The project consists of:

- a. A zoning text amendment, adopting a new Mobilehome Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations.
- b. A zoning map amendment applying the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total.
- c. In the case of three of those parks, a General Plan land use map amendment changing the underlying general plan land use designation of each park to Medium High Density Residential.

- d. Repeal of Chapter 5.92 of the County Ordinance Code, the County's Trailer Camp regulations, in its entirety. The land use and permitting regulations included in the existing Trailer Camp regulations will be incorporated, in modified form, in the new MH Zoning District regulations.

## **RECOMMENDATION**

That the Planning Commission recommend that the Board of Supervisors:

1. Adopt the proposed MH Zoning District as a new chapter of the County Zoning Regulations.
2. Adopt the proposed zoning map amendments, applying the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total.
3. Adopt the proposed General Plan land use map amendments changing the underlying general plan land use designation of three of the parks to Medium High Density Residential.
4. Repeal Chapter 5.92 of the County Ordinance Code, the Trailer Camp regulations, in its entirety.
5. Adopt the associated Initial Study and Negative Declaration for the project as complete and correct.

## **BACKGROUND**

Report Prepared By: William Gibson, Project Planner, 650/363-1816

Appellant: N/A

Applicant: San Mateo County Planning and Building Department

Owner: N/A

Locations:

1. Bayshore Villa Manufactured Housing Community, 3499 E Bayshore Road, Redwood City.
2. Trailer Villa, 3401 E. Bayshore Road, Redwood City.
3. Belmont Trailer Park, 100 Harbor Boulevard, Belmont.
4. Pillar Ridge, 164 Culebra, Moss Beach.

5. Redwood Trailer Village, 855 Barron Ave, Redwood City.
6. Sequoia Trailer Park, 730 Barron Ave, Redwood City.

APNs:

Bayshore Villa Manufactured Housing Community and Trailer Villa: 134201130, 134201590, 134201701, 134201870, 134202260, 134202280, 134201570, 134202310, 134202341, 055010260, 134201090, 134211310, 134201120, 134201600, 134201630, 134202080, 134202240, 134211240, 134201770, 134201780, 134202030, 134202241, 134201560, 055010280, 134201730, 134201820, 134202160, 134202300, 134201031, 134201940, 134202050, 134201511, 134201140, 134201400, 134202110, 134202190, 134202230, 134202330, 134211190, 134211280, 134201830, 134202360, 134201970, 055010120, 055010270, 055130010, 134201030, 134201230, 134202010, 134202290, 134211110, 134201070, 134201641, 134202270, 134211120, 134201510, 134201650, 134201680, 134201690, 134201760, 134202150, 134202320, 134201971, 134201360, 134201580, 134201840, 134201990, 134202060, 134202120, 134211270, 134201080, 134201520, 055010200, 134201060, 134201640, 134201920, 134201980, 134202180, 134211130

Belmont Trailer Park: 046010140, 046010130, 134111590, 134111840, 134111710, 134111600, 134111910, 134111760, 134111580, 046010120, 046010150

Pillar Ridge:

047300060, 134131180, 134131260, 134131540, 134132030, 134132100, 134132110, 134132280, 134132360, 134132640, 134132650, 134132670, 134132731, 134132781, 134132840, 134133130, 134133150, 134133180, 134133280, 134133290, 134133540, 134132300, 134133230, 134133211, 134132070, 134131330, 134131340, 134131450, 134131620, 134132200, 134132290, 134132430, 134132550, 134132560, 134132610, 134132960, 134131651, 134132470, 134133381, 134133410, 134133351, 134132140, 134131631, 134132750, 134131461, 134131120, 134131290, 134131390, 134131460, 134131520, 134131650, 134132130, 134132170, 134132210, 134132220, 134132330, 134132350, 134132400, 134132480, 134132530, 134132620, 134132660, 134132680, 134132910, 134132990, 134133160, 134133250, 134133320, 134133350, 134133380, 134133530, 134133570, 134133610, 134132510, 134133501, 134131501, 134132050, 134132261, 134131561, 134131070, 134131160, 134131200, 134131221, 134131490, 134131560, 134132090, 134132190, 134132311, 134132370, 134132420, 134132520, 134132690, 134132721, 134132830, 134132880, 134132950, 134133330, 134133460, 134133520, 134131190, 134133010, 134133240, 134132160, 134133220, 134131210, 134131270, 134131320, 134131420, 134131610, 134132080, 134132390, 134132451, 134132741, 134132760, 134132771, 134133030, 134133050, 134133341, 134133430, 134133451, 134133510, 134133620, 134132010, 134133021, 134133260, 134132710, 134131030, 134131050, 134131150, 134131170, 134131280, 134131310, 134131370, 134131410, 134131530, 134131550, 134131570, 134131660, 134132150, 134132410, 134132570, 134132970, 134133080, 134133170, 134133270, 134133300, 134133310, 134133370, 134133480, 134132890, 134131440, 134133091, 134133590, 134131040, 134131130, 134131580, 134131591, 134131640, 134132060, 134132250, 134132440,

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Redwood Trailer Village: 054171060

Sequoia Trailer Park: 054193020, 134182200, 134182320, 054193040, 134182270, 134182350, 134181450, 054193110

Size:

Bayshore Villa: 7.92 acres

Trailer Villa: 6.03 acres

Belmont Trailer Park: 3.19 acres

Pillar Ridge: 19.33 acres

Redwood Trailer Village: 1.53 acres

Sequoia Trailer Park: 4.61 acres

Existing Zoning:

Bayshore Villa Manufactured Housing Community: C-2/S-1 (commercial)

Trailer Villa: C-2/S-1 (commercial)

Belmont Trailer Park: C-2 (commercial)

Pillar Ridge: H-1 (highway frontage)

Redwood Trailer Village: C-2/S-1 (commercial)

Sequoia Trailer Park: C-2/S-1 (commercial)

General Plan Designation:

Bayshore Villa Manufactured Housing Community: High Density Residential

Trailer Villa: High Density Residential

Belmont Trailer Park: General Industrial

Pillar Ridge: Medium High Density Residential

Redwood Trailer Village: Industrial Mixed Use

Sequoia Trailer Park: Industrial Mixed Use

Sphere-of-Influence: Redwood City, Belmont, and Half Moon Bay

Existing Land Use: Fully developed trailer parks with a variety of trailers and other temporary, semi-temporary, and permanent residential structures and ancillary uses.

Water Supply: All parks are fully served.

Sewage Disposal: All parks are fully served.

Flood Zone: Various

Environmental Evaluation: The County prepared an Initial Study and Negative Declaration for this project, which were circulated beginning on July 26, 2017.

Setting: Various settings; see Discussion, below.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Project Description**

The project is 1) a zoning text and map amendment, 2) a general plan text and map amendment, and 3) an amendment to San Mateo County's existing Trailer Camp Regulations.

The project consists of:

- a. A zoning text amendment, adopting a new Mobilehome Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations.
- b. A zoning map amendment applying the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, totally replacing the existing zoning of each park.
- c. In the case of three of those parks, a General Plan land use map amendment changing the underlying general plan land use designation of each park to Medium High Density Residential.

- d. An amendment to the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, redacting this Chapter of the Ordinance Code in its entirety. The land use and permitting regulations included in those sections will be incorporated, in modified form, in the new MH Zoning District regulations.

The mobilehome parks (and size, current zoning and General Plan land use designations) included in and affected by these proposed zoning and General Plan map and text amendments are the following:

**Bayshore Villa Manufactured Housing Community**, 3499 East Bayshore Road, Redwood City. Approximately 7.92 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Trailer Villa**, 3401 East Bayshore Road, Redwood City. Approximately 6.03 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Belmont Trailer Park**, 100 Harbor Boulevard, Belmont. Approximately 3.19 acres, zoned C-2 (commercial), General Plan land use designation General Industrial.

**Pillar Ridge**, 164 Culebra, Moss Beach. Approximately 19.33 acres, zoned H-1 (highway frontage), General Plan land use designation Medium High Density Residential.

**Redwood Trailer Village**, 855 Barron Avenue, Redwood City. Approximately 1.53 acres, zoned C-2/S-1 (commercial), General Plan land use designation Industrial Mixed Use.

**Sequoia Trailer Park**, 730 Barron Avenue, Redwood City. Approximately 4.61 acres, zoned C-2/S-1 (commercial), General Plan land use designation Industrial Mixed Use.

One mobile home park in the unincorporated County, La Honda Trailer Park, is not included in the proposed rezoning and General Plan land use amendment. This park is located in a low-density, primarily rural and heavily forested setting, is zoned RM, and is surrounded by other properties also zoned RM. Given the location, setting, and surrounding zoning, the RM zoning designation provides the most appropriate development restrictions should the park ever desire to convert to another use.

This proposed zoning map amendments would change the zoning of each listed park from its current zoning designation to the new "MH" zoning designation. The General Plan land use map amendments would change the General Plan land use designation for Belmont Trailer Park, Redwood

Trailer Village, and Sequoia Trailer Park to Medium High Density Residential. The components of the project are discussed below.

2. MH (Mobilehome) Zoning District

Unlike many jurisdictions, while the County has standards for mobilehome parks, incorporated in the Trailer Camp regulations, it has no specific zoning designation applicable to these parks. However, the existing Trailer Camp regulations, presently codified in Ordinance Code Chapter 5.92 establish land use regulations, performance standards, and permitting requirements for mobilehome parks. In effect, Chapter 5.92 is a set of zoning regulations, located in the title of the Ordinance Code dealing with business regulation, rather than the County's zoning regulations.

Rather than being zoned for mobilehome use with a relevant zoning designation, each of the mobilehome parks listed above is in a commercial (or in the case of Pillar Ridge, highway frontage) zoning district. However, these sites have in fact been used as mobilehome parks for many years. The parks have historically been, and continue to be, unique residential areas that are not commercial or industrial in nature.

Mobilehomes, and mobilehome parks, provide a distinct type of housing. In many cases, due to the size of mobilehomes, their semi-permanent nature, the fact that the homes and land are in separate ownership, and a variety of other factors, they are significantly more affordable than other housing, offering opportunities that residents cannot find elsewhere. State law recognizes the unique character of mobilehomes, and allows mobilehome parks to be regulated by rent control, and imposes strict limits on conversion of mobilehome parks to other uses. The County has adopted rent control for these parks (codified at Chapter 1.30 of the County's Ordinance Code), and intends to propose an ordinance implementing State law regarding park conversions for consideration by the Board of Supervisors this fall.

The new MH Zoning District will continue to recognize the unique value of this land use, and to retain and establish appropriate standards and regulations for creating and maintaining mobilehome parks.

The proposed MH Zoning District would:

- a. Remove a number of current standards that are duplicative of State law, instead incorporating these standards by reference to relevant State codes.
- b. Remove other standards that are codified in the fire code, building code, and other codes, and are therefore redundant.

- c. Move the County’s land use regulations for mobilehomes to their appropriate location in the Zoning Regulations, for consistency, clarity, and ease of application.
- d. Retain County standards that differ from or exceed the requirements established by the State.
- e. Create a specific zoning district for mobile home parks that acknowledges and incorporates the unique and long-term nature of their residential use.
- f. Establish a number of other affordable residential uses that would be the only permissible change in use for areas zoned MH, thereby recognizing that these locations currently provide and should continue to provide an affordable form of housing, unless the County finds justification to rezone the properties in the future.

The State of California regulates many aspects of mobilehome parks, and thus limits the ability of local jurisdictions to regulate these parks. The proposed MH Zoning Regulations are designed to maximize County control of permitting and land use to the extent permitted by State law.

The existing Trailer Camp regulations include a number of standards that are taken directly from State law; these standards apply regardless of whether they are repeated in the County’s regulations. As a result, the new MH zoning regulation would simply reference to the relevant sections of State law. This both provides consistency between the County and State regulations, and ensures that as State standards change, the County’s regulations will remain current and accurate.

The new MH zoning regulations would apply the relevant standards for mobilehomes and mobilehome parks incorporated in:

- a. California Health and Safety Code Section 18000 *et seq.* “Mobilehomes – Manufactured Housing”
- b. California Code of Regulations, Title 25, Division 1, Chapter 2, “Mobilehome Parks and Installations,” and
- c. California Code of Regulations, Title 25, Division 1, Chapter 3, “Factory-Built Housing, Mobilehomes, and Manufactured Homes.”

In addition, the new regulations would establish that mobilehome parks and mobilehomes within them are the principally permitted use, with a use permit, in the MH district. Uses that are ancillary to mobilehome parks would be conditionally permitted (sale of mobilehome parts or accessories, retail stores serving the mobilehome community, management offices, community facilities, and others). Transitional housing, supportive housing,

and multifamily affordable housing with long-term affordability restrictions would also be conditionally permitted uses. The new zoning regulations would also apply a new 36-foot height limit, and retain landscaping, fencing, and access requirements, and other general development standards and permitting requirements previously included in the County's Trailer Camp regulations.

This adoption and application of the new MH Zoning District, and change in General Plan land use designation, are consistent with the existing, ongoing, and long-term use of these properties, and would not result in any change in or intensification of use, or any new development. These changes do not require any new action or new development on the part of owners or residents of the existing mobilehome parks. The proposed changes also do not legalize or formalize any existing zoning or building code violations, or any other violations of County, State, or other regulations.

3. Rezoning and General Plan Map Amendment

As noted above, each of the listed mobilehome parks has been in use as a mobilehome park for a substantial amount of time, providing a unique type of housing for both short- and long-term residents. However, while these parks are, and have historically been, residential uses, and while a number of them are situated in areas designated as residential in the County's General Plan, none of them are specifically zoned for mobilehome use, or for residential uses generally.

The proposed zoning change would apply the new MH Zoning District to all of the parks listed above. In order to ensure consistency between the zoning district and the underlying General Plan land use designation, the proposed General Plan map amendment would also change the land use designation of three of the parks, listed above, to Medium High Density residential, which would be appropriate for and would accommodate all of the uses allowed by the new MH Zoning District. The attached maps show the current zoning, current land use designation, and proposed zoning and General Plan land use map amendments for each of the parks.

4. Outreach and Public Participation

On August 2, 2017, County Staff met with owners, managers, and representatives of the various mobilehome parks in the County, to inform them of the proposed changes. In the coming weeks, staff will hold workshops on the Bayside and Coastsides, respectively, to inform mobilehome park residents of the proposed changes. Public comments and responses received before publication of this staff report are attached.

5. Summary

The proposed new MH Zoning District continues the County's long-standing commitment to the preservation of mobilehome parks as a unique and valuable source of housing, aligns the County's regulations with State law, and revises the County's Ordinance Code to place mobilehome park regulations in the Zoning Regulations. The application of the new MH Zoning District to the listed mobilehome parks, and the alignment of General Plan land use designations with the residential zoning of the parks, ensures that each park is subject to appropriate standards and regulations for permitting, development, and maintenance of mobilehome parks.

B. ALTERNATIVES

The alternative to adoption of the proposed zoning text, zoning map, General Plan map, and ordinance code amendments is to forgo any or all of these amendments, maintaining the current Trailer Camp regulations in the Ordinance Code, and/or the current zoning, and/or the current land use designation of any or all of the parks.

C. ENVIRONMENTAL REVIEW

The County prepared an Initial Study and Negative Declaration for these amendments. The environmental review determined that there are no potentially significant impacts from adoption of the proposed amendments. The Initial Study and Negative Declaration were posted on July 26, 2017. No comments have been received to date.

D. REVIEWING AGENCIES

County Counsel

ATTACHMENTS

- A. Recommended Findings
- B. Map of Mobilehome Parks
- C. Map of Proposed Rezoning
- D. Map of Proposed General Plan Amendments
- E. Draft Ordinance adopting MH Zoning District, rezoning six mobilehome parks, amending the General Plan land use designation for three parks, and repealing the Trailer Camp regulations
- F. Draft Resolution Adopting the Initial Study and Negative Declaration
- G. Initial Study and Negative Declaration

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County of San Mateo  
Planning and Building Department

**RECOMMENDED ACTIONS**

Permit or Project File Number: PLN 2017-00077      Hearing Date: August 23, 2017

Prepared By:      William Gibson      For Adoption By: Planning Commission  
                         Project Planner

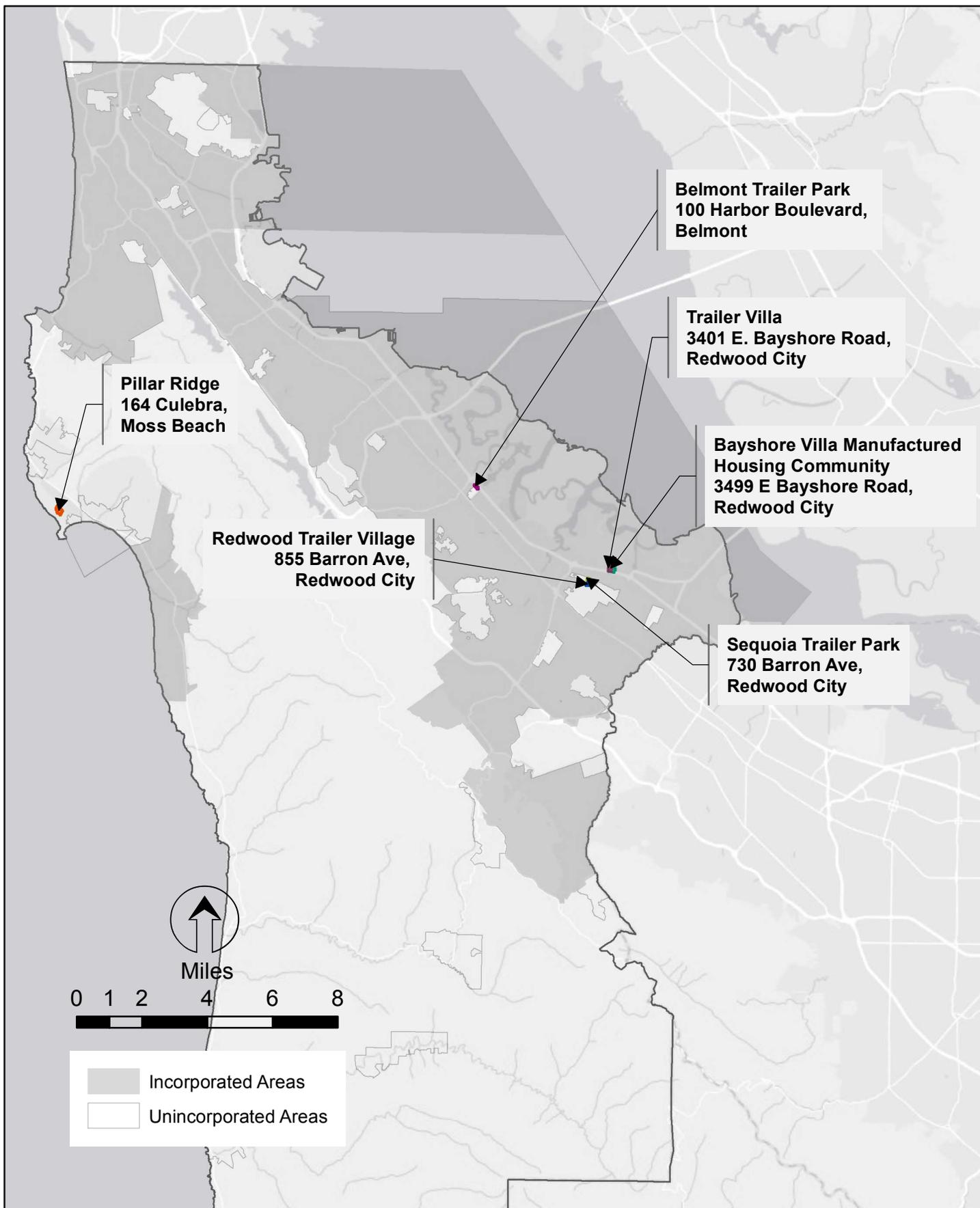
**RECOMMENDED ACTIONS**

Recommend that the County Board of Supervisors:

1.      Adopt the proposed Mobilehome Zoning District as a new chapter of the County Zoning Regulations.
2.      Adopt the proposed zoning map amendments, applying the new MH zoning designation to six existing mobilehome parks in unincorporated San Mateo County, replacing the existing zoning of each park in total.
3.      Adopt the proposed General Plan land use map amendments changing the underlying General Plan land use designation of three of the parks to Medium High Density Residential.
4.      Repeal Chapter 5.92 of the County Ordinance Code, Trailer Camp Regulations, in its entirety.
5.      Adopt the associated Initial Study and Negative Declaration for the project as complete and correct.

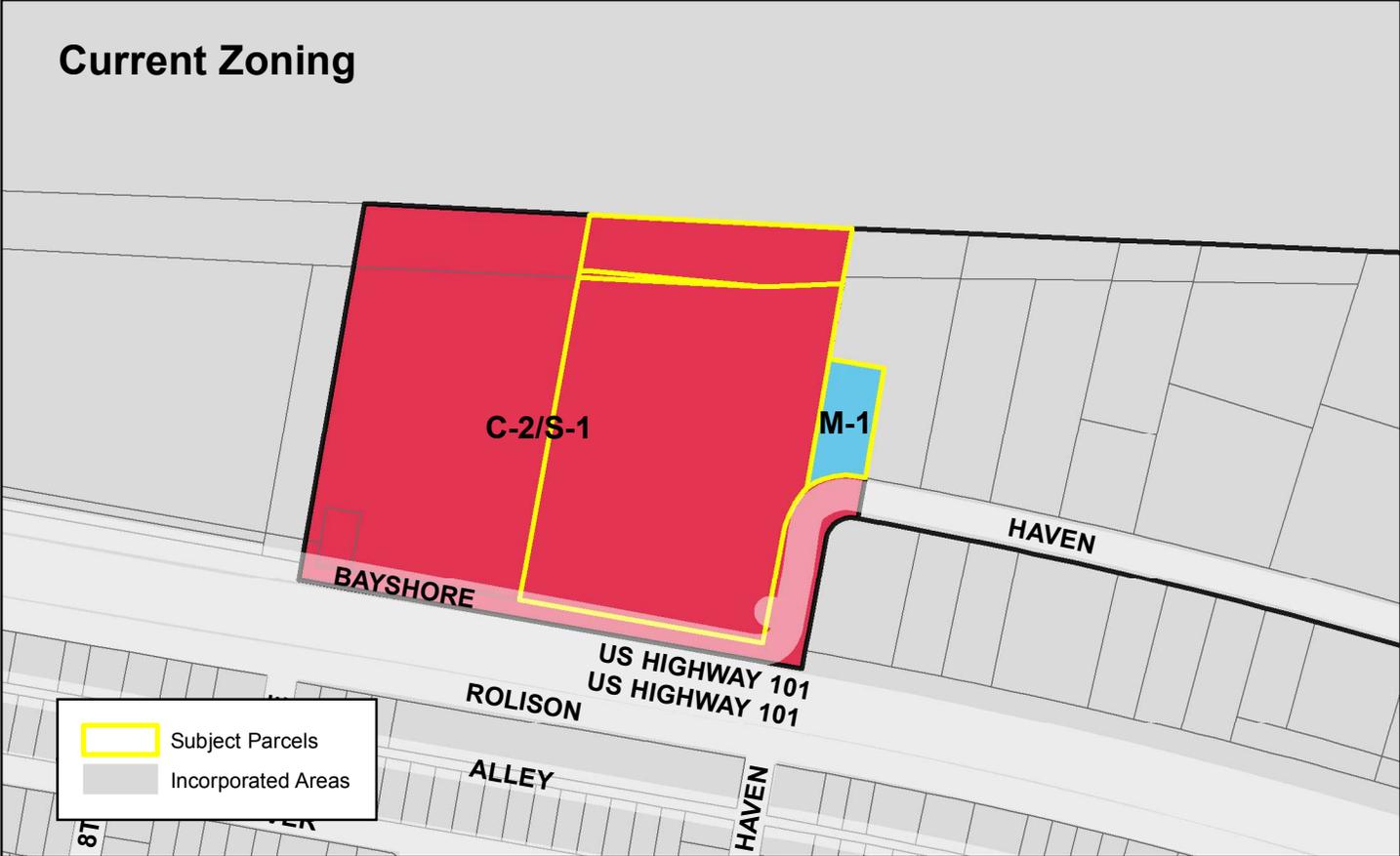
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# Mobile Home Parks in Unincorporated San Mateo County Subject to Zoning Change

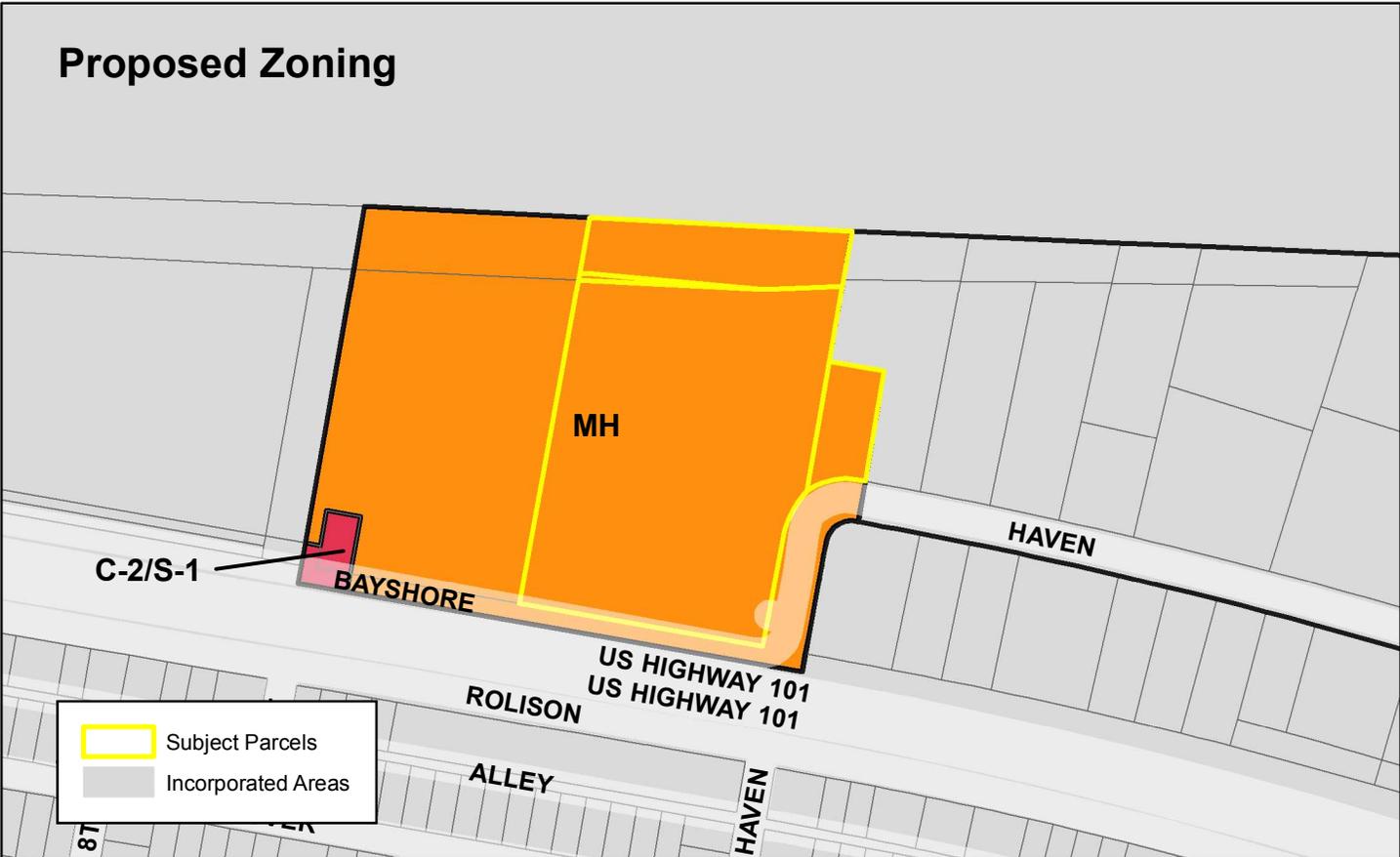


# Bayshore Villa Manufactured Housing Community: 3499 E Bayshore Road, Redwood City

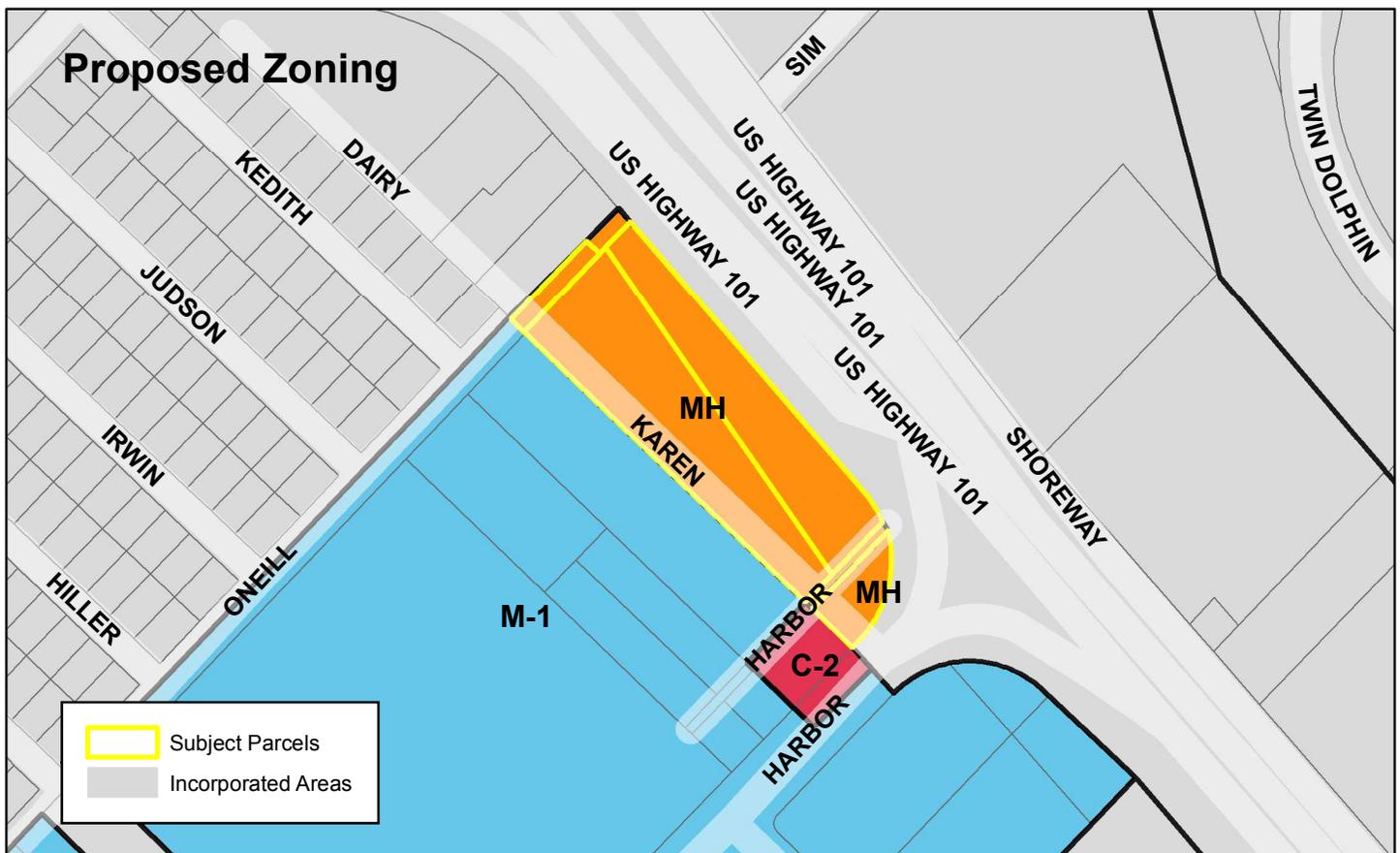
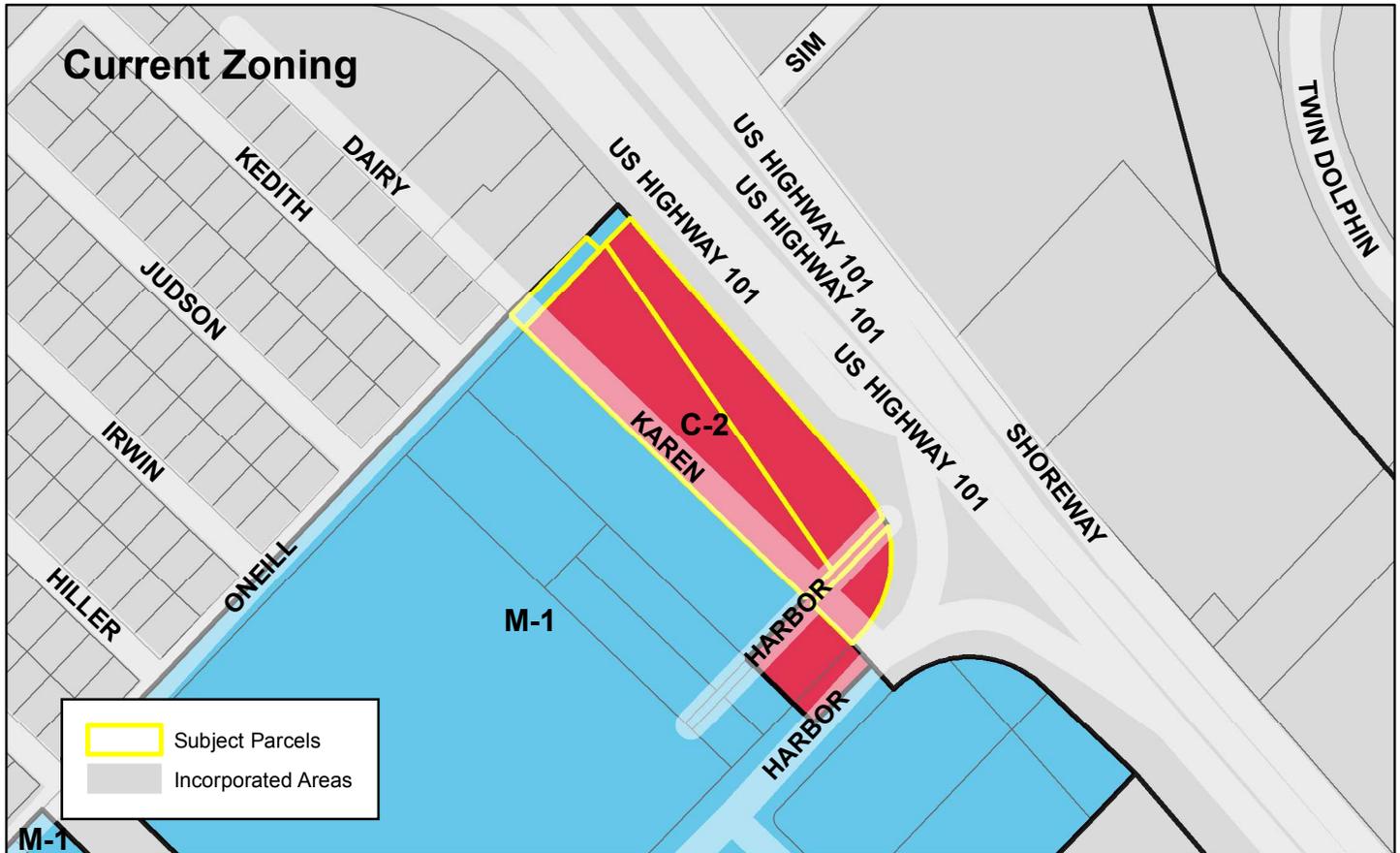
## Current Zoning



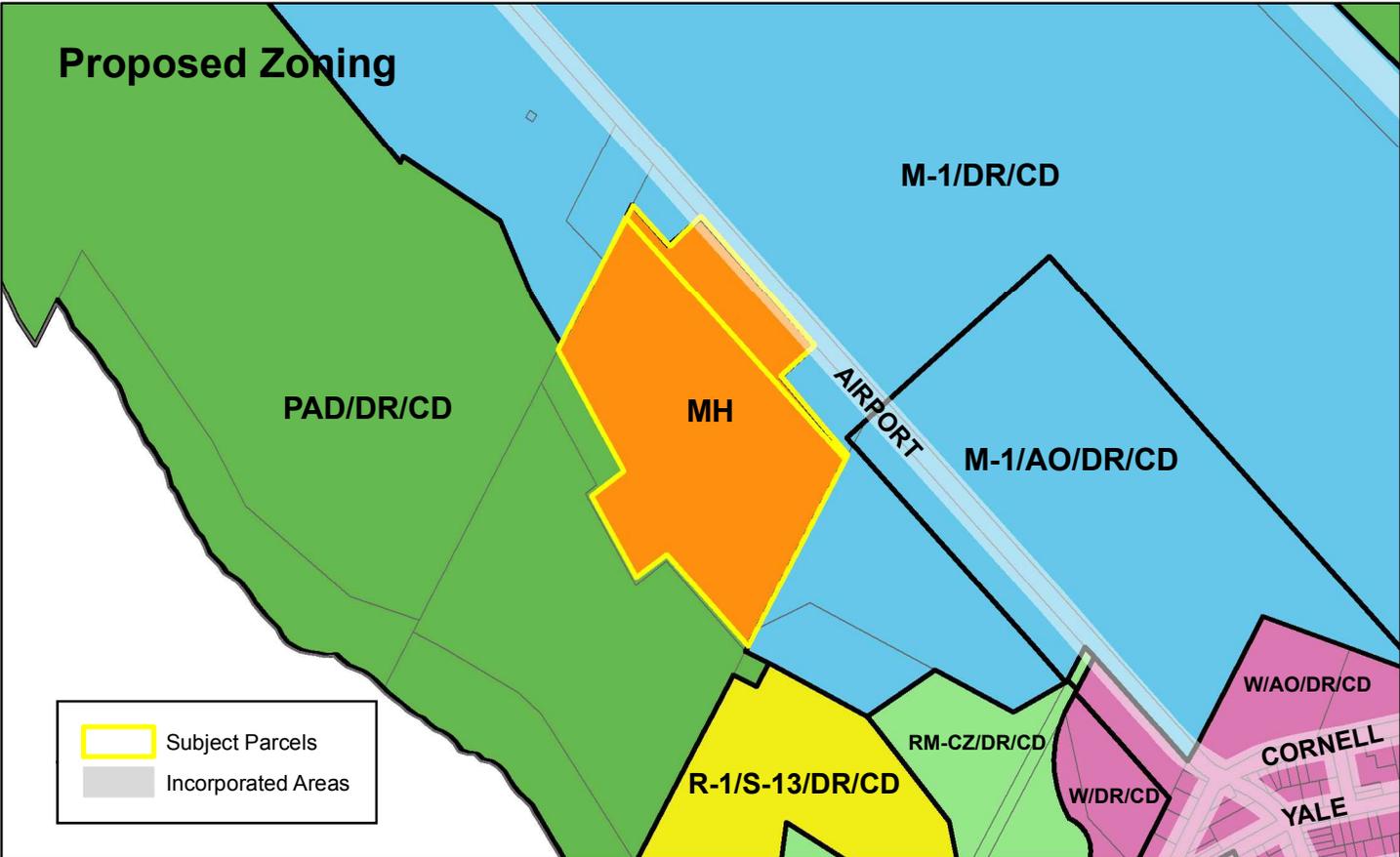
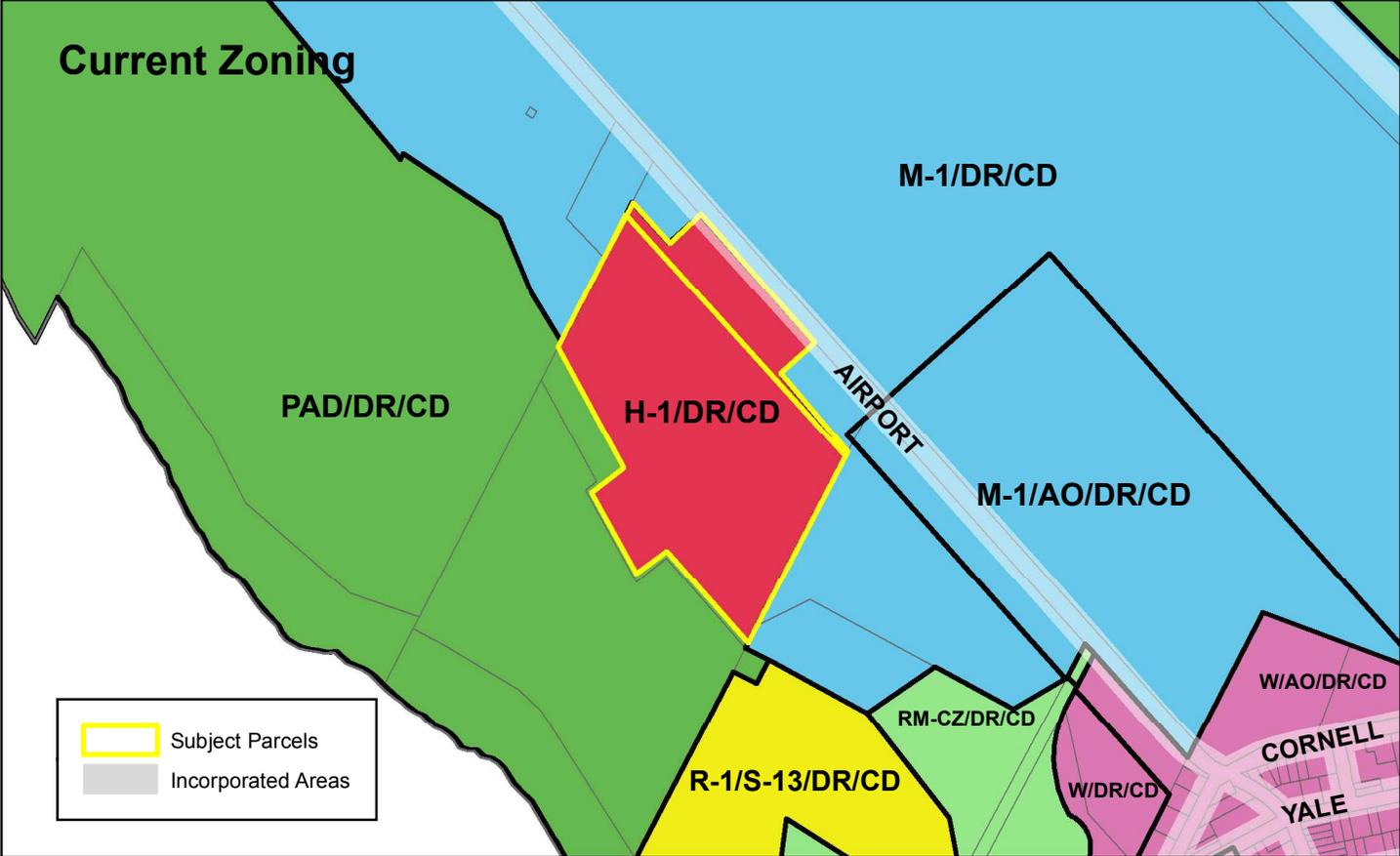
## Proposed Zoning



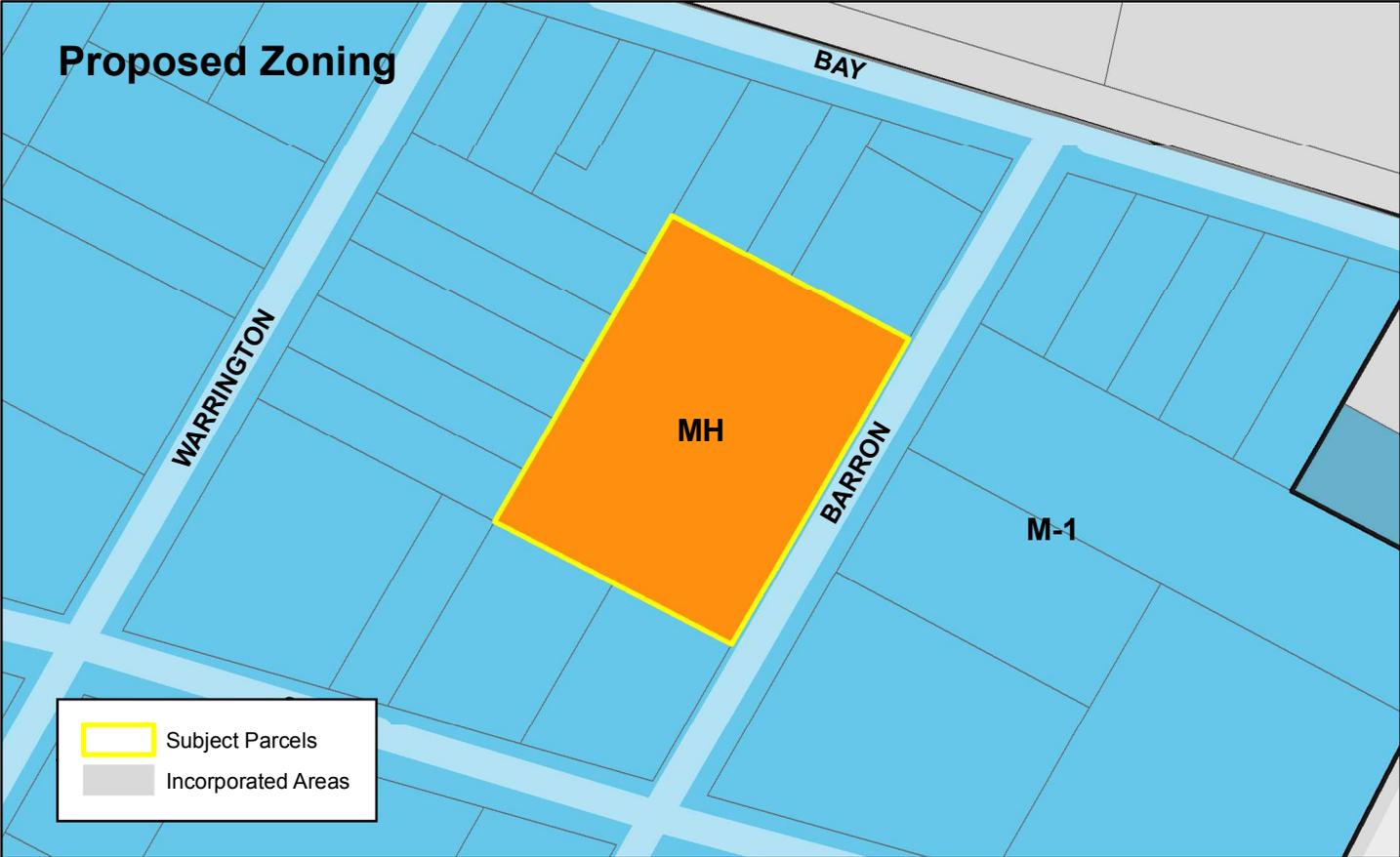
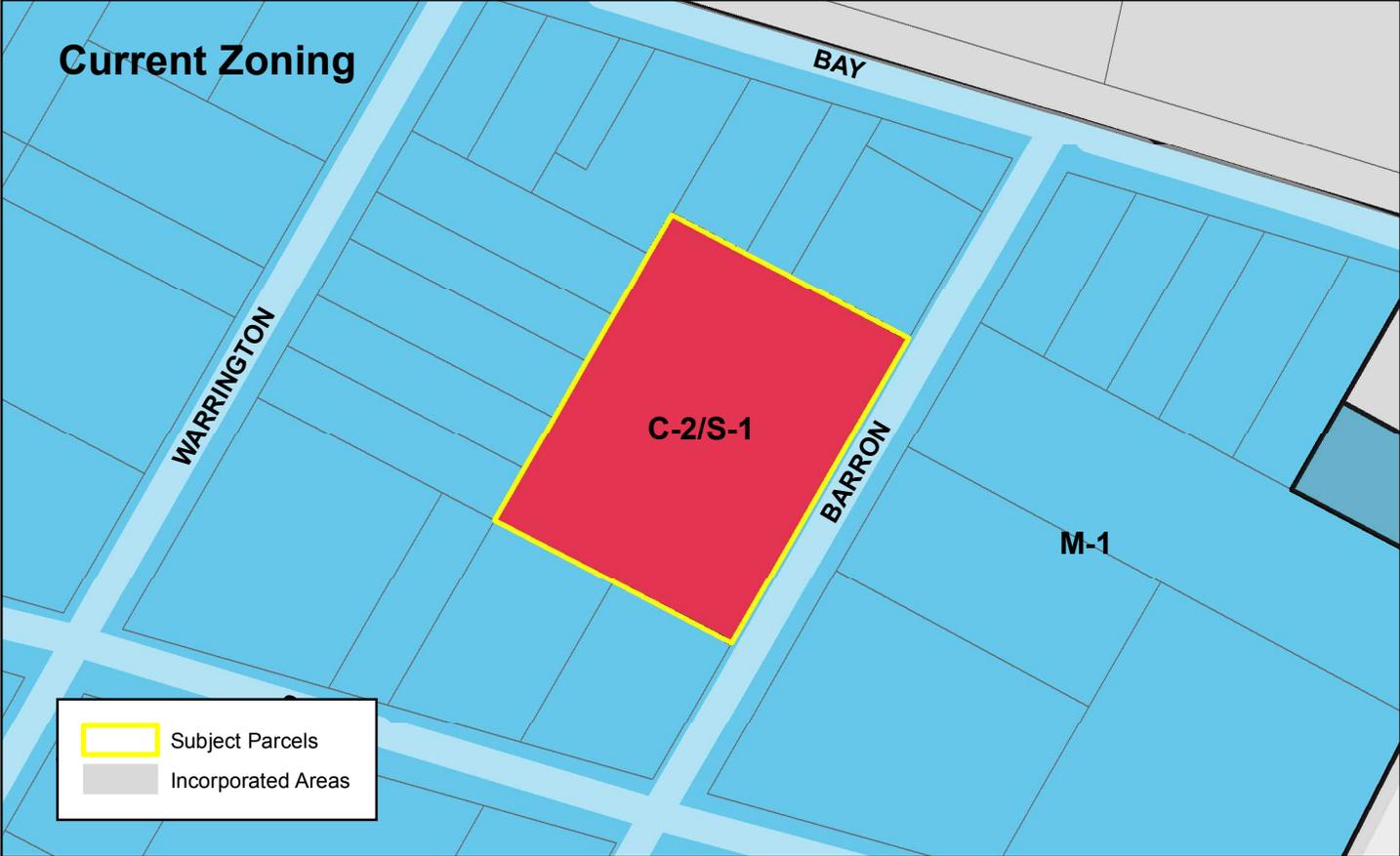
# Belmont Trailer Park: 100 Harbor Boulevard, Belmont



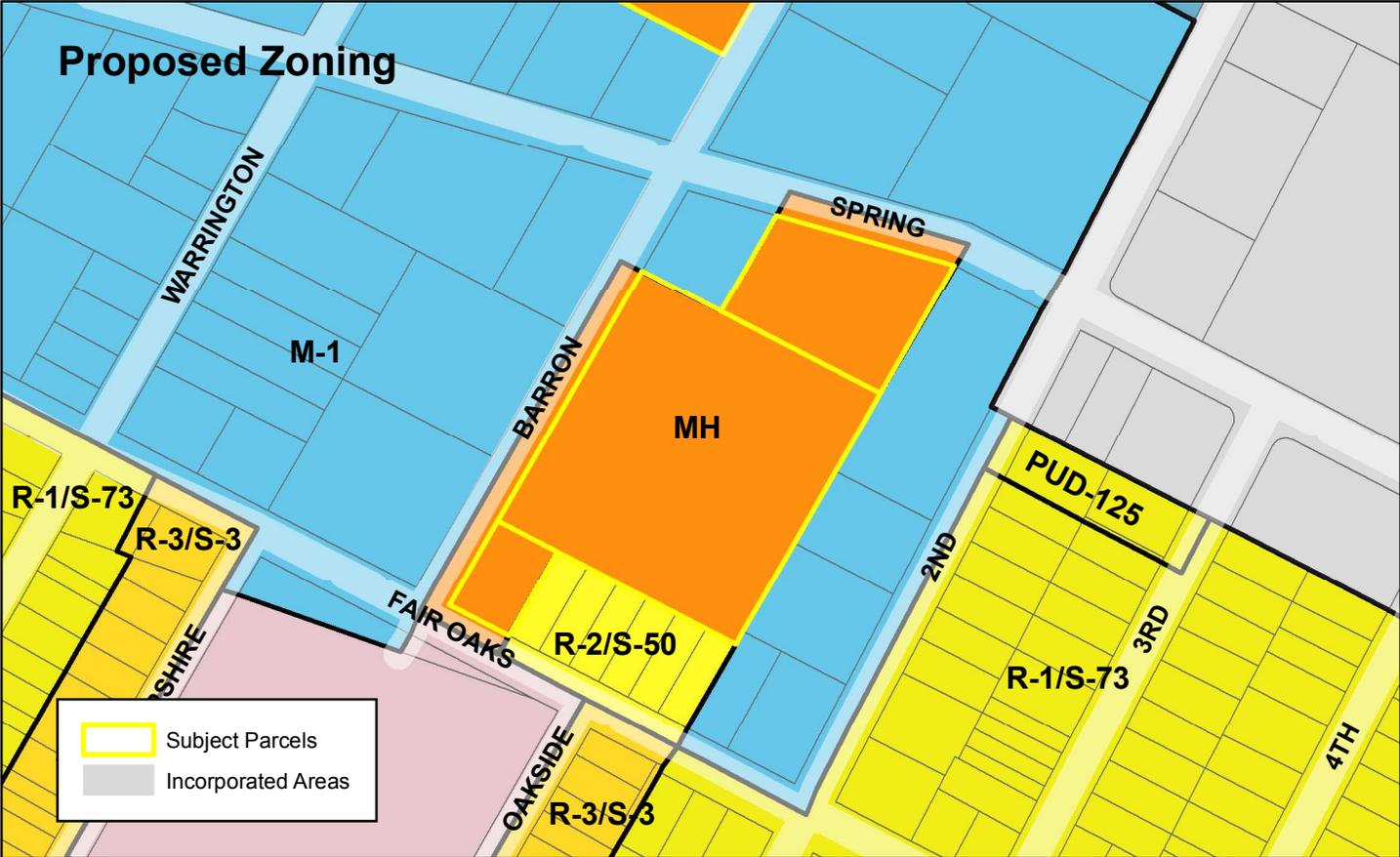
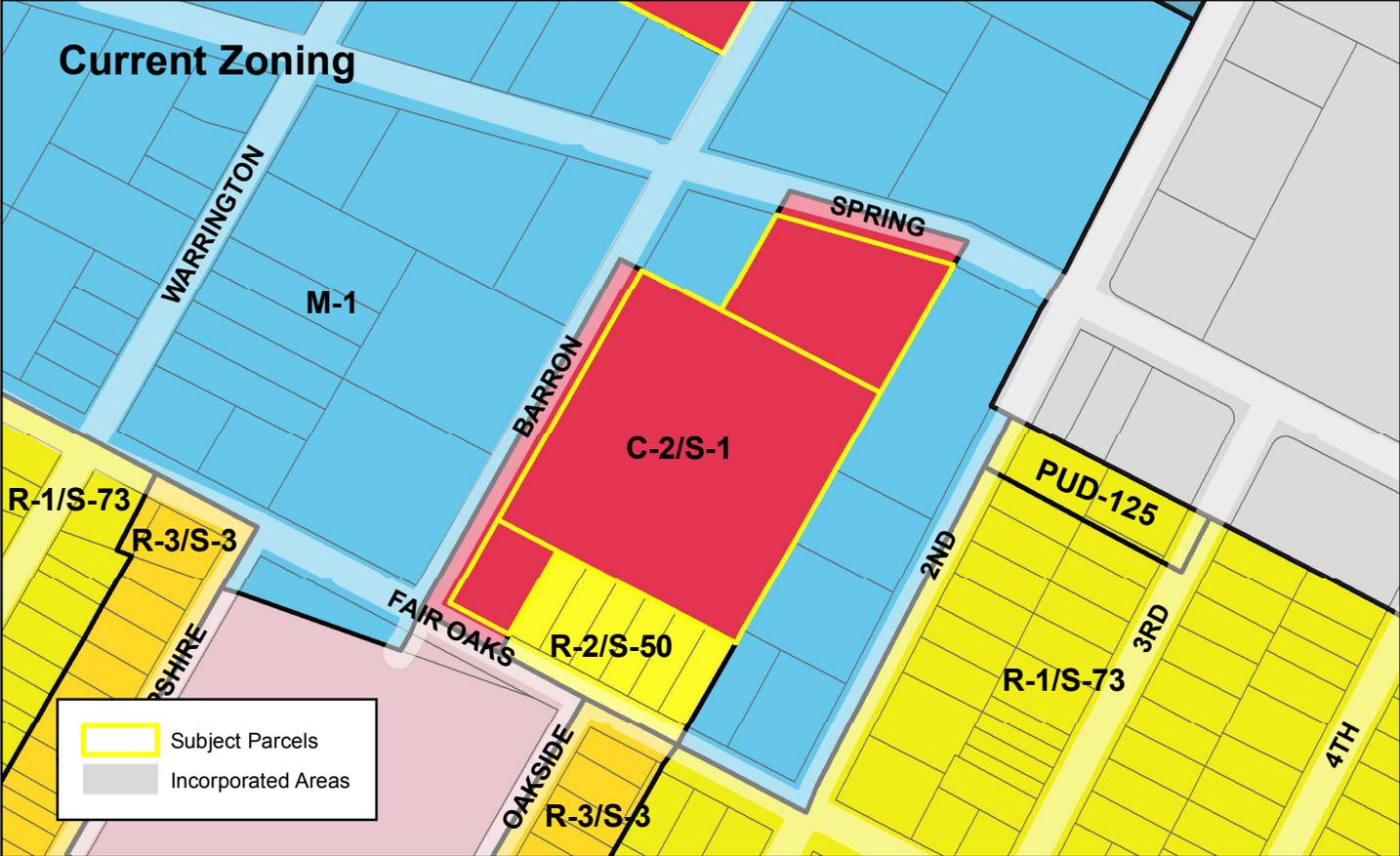
# Pillar Ridge: 164 Culebra, Moss Beach



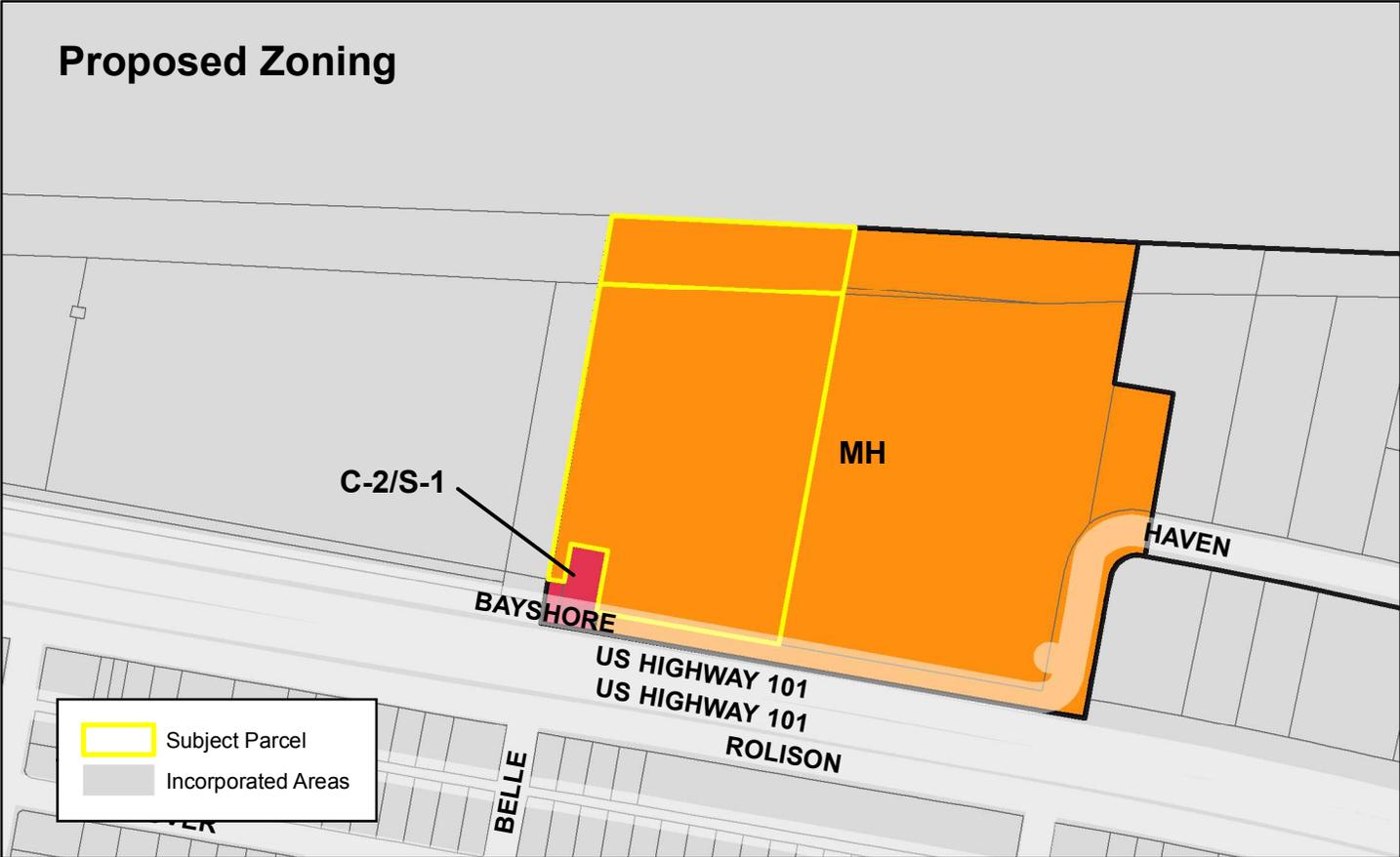
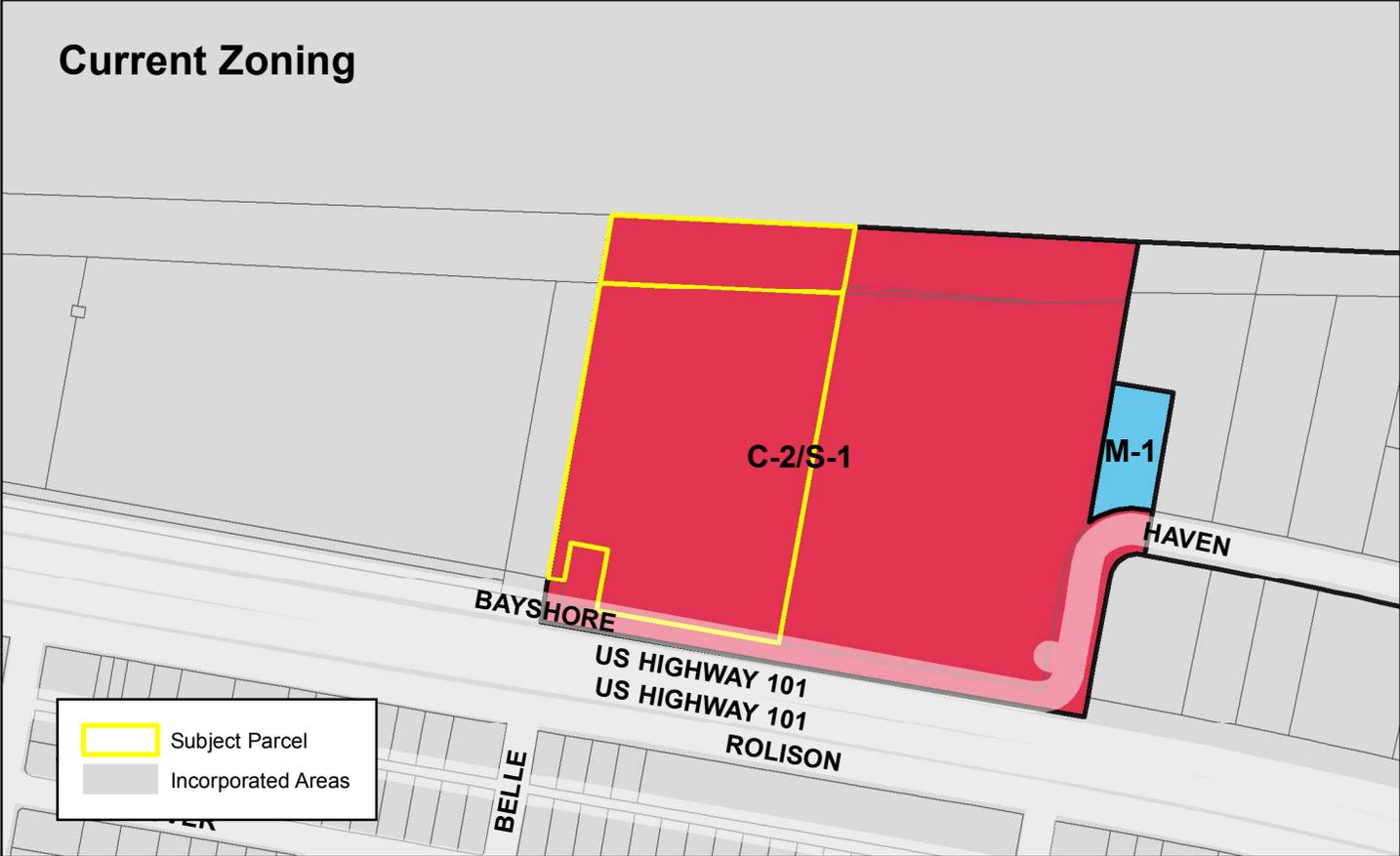
# Redwood Trailer Village: 855 Barron Ave, Redwood City



# Sequoia Trailer Park: 730 Barron Ave, Redwood City



# Trailer Villa: 3401 E. Bayshore Road, Redwood City

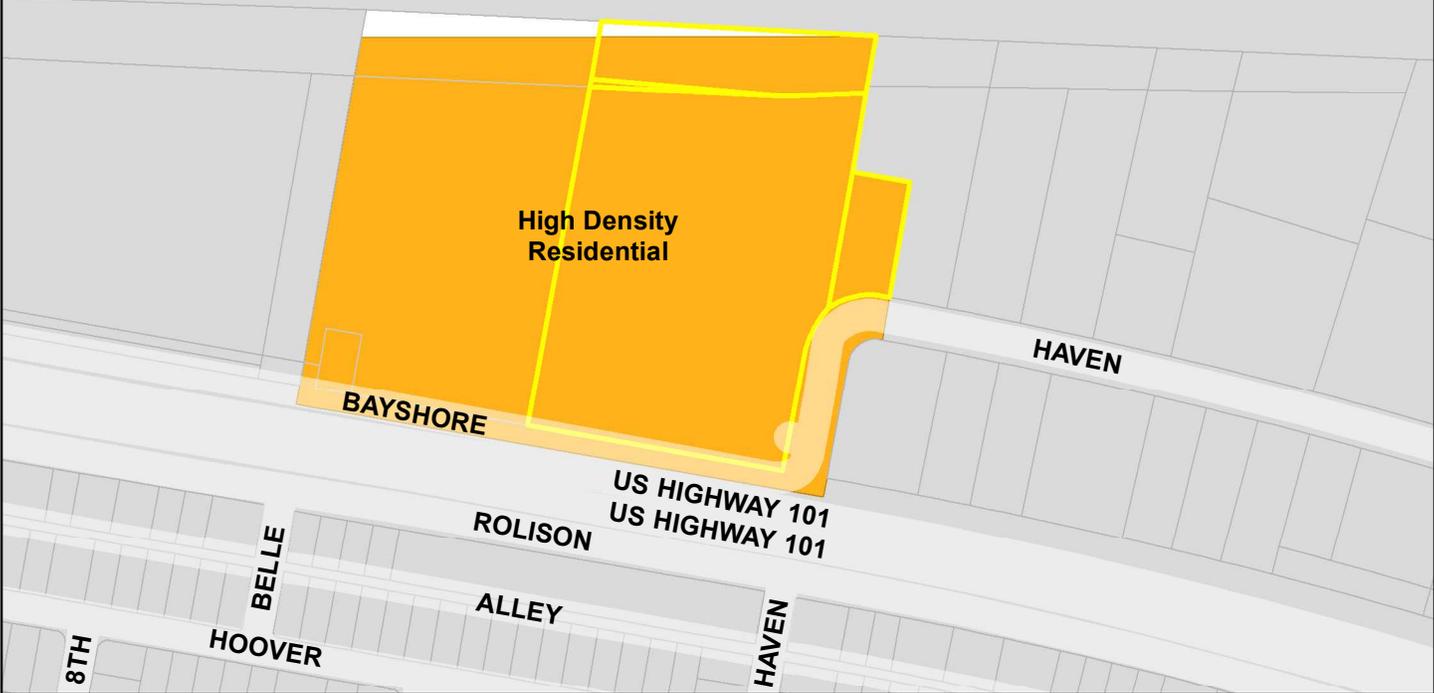


# Bayshore Villa Manufactured Housing Community: 3499 E Bayshore Road, Redwood City

## Current Land Use Designation

Legend for Current Land Use Designation:

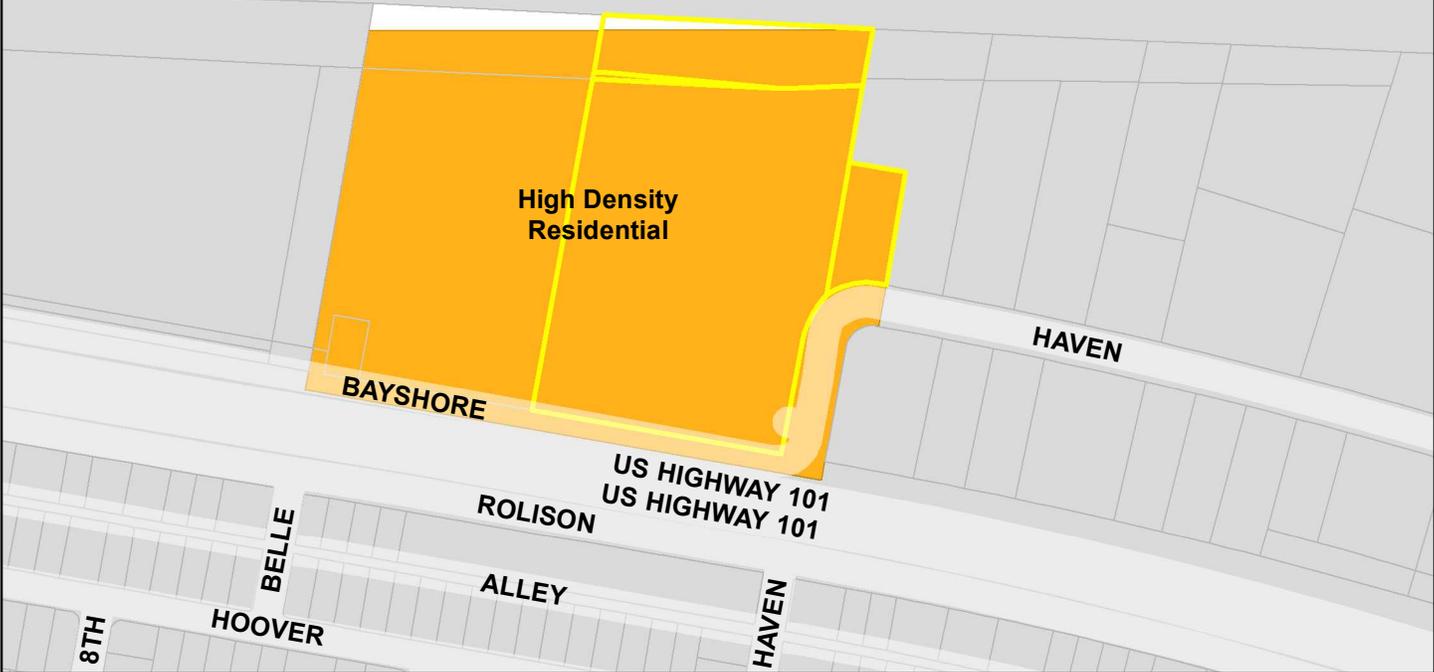
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- Incorporated Areas (Grey fill)



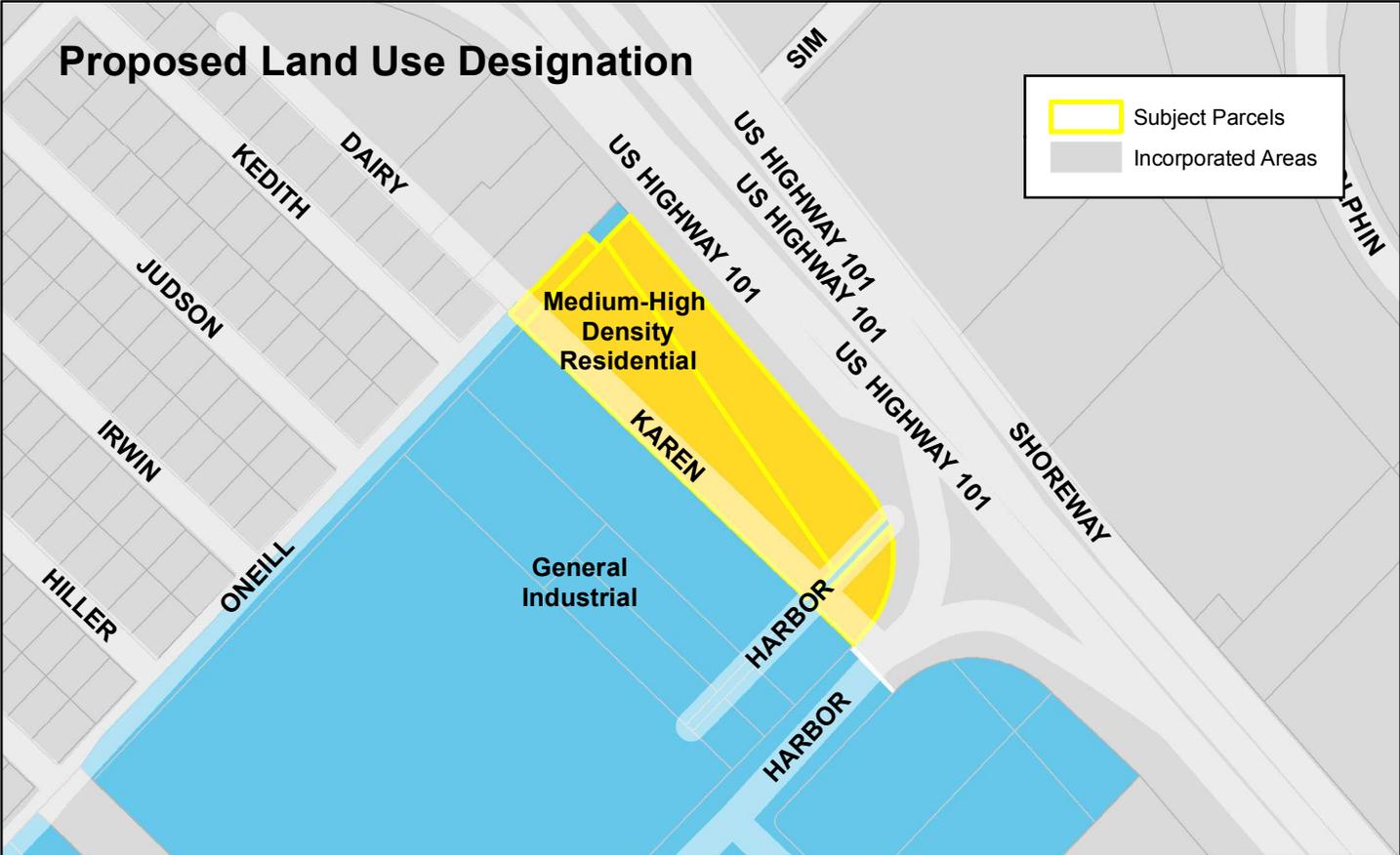
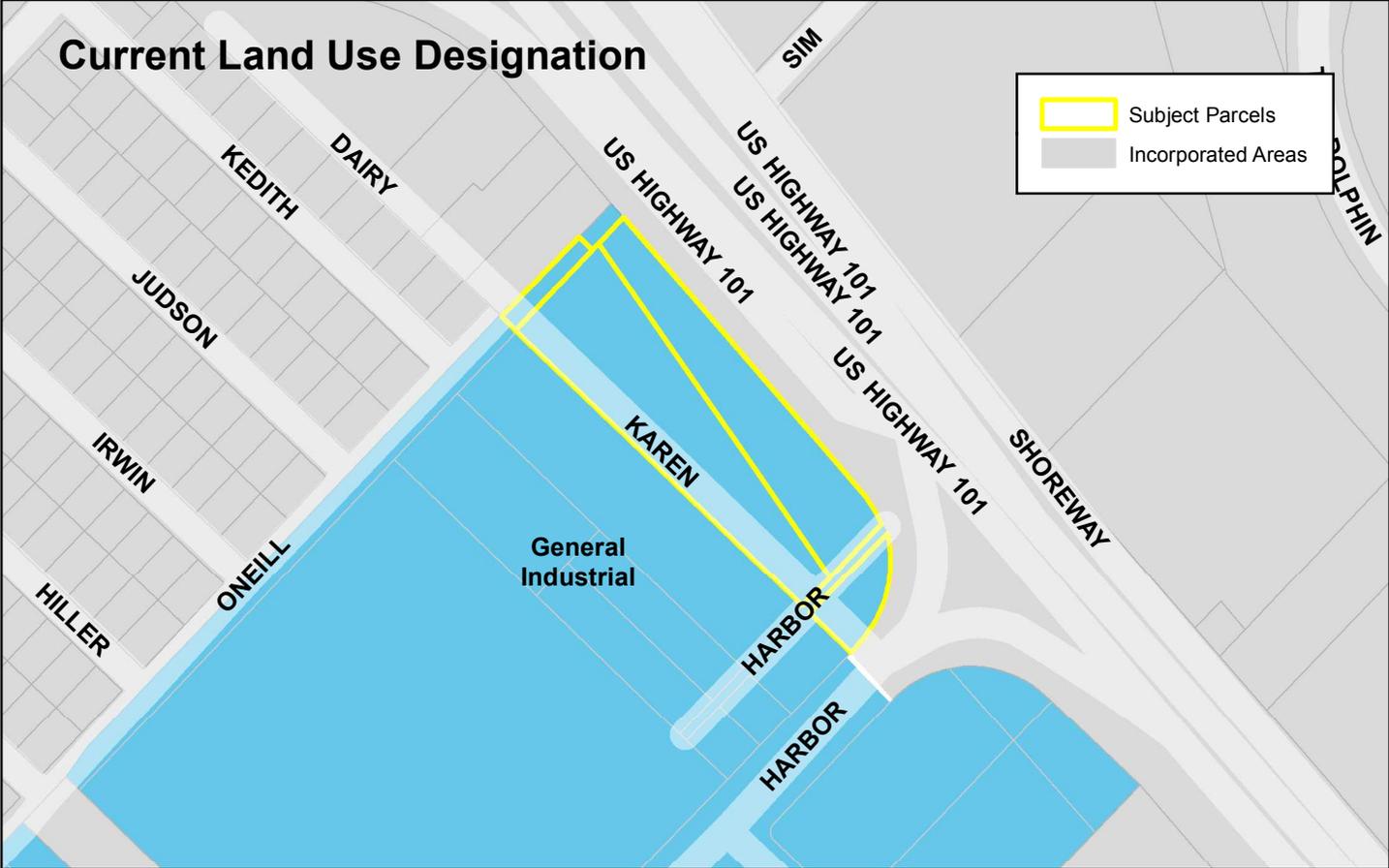
## Proposed Land Use Designation

Legend for Proposed Land Use Designation:

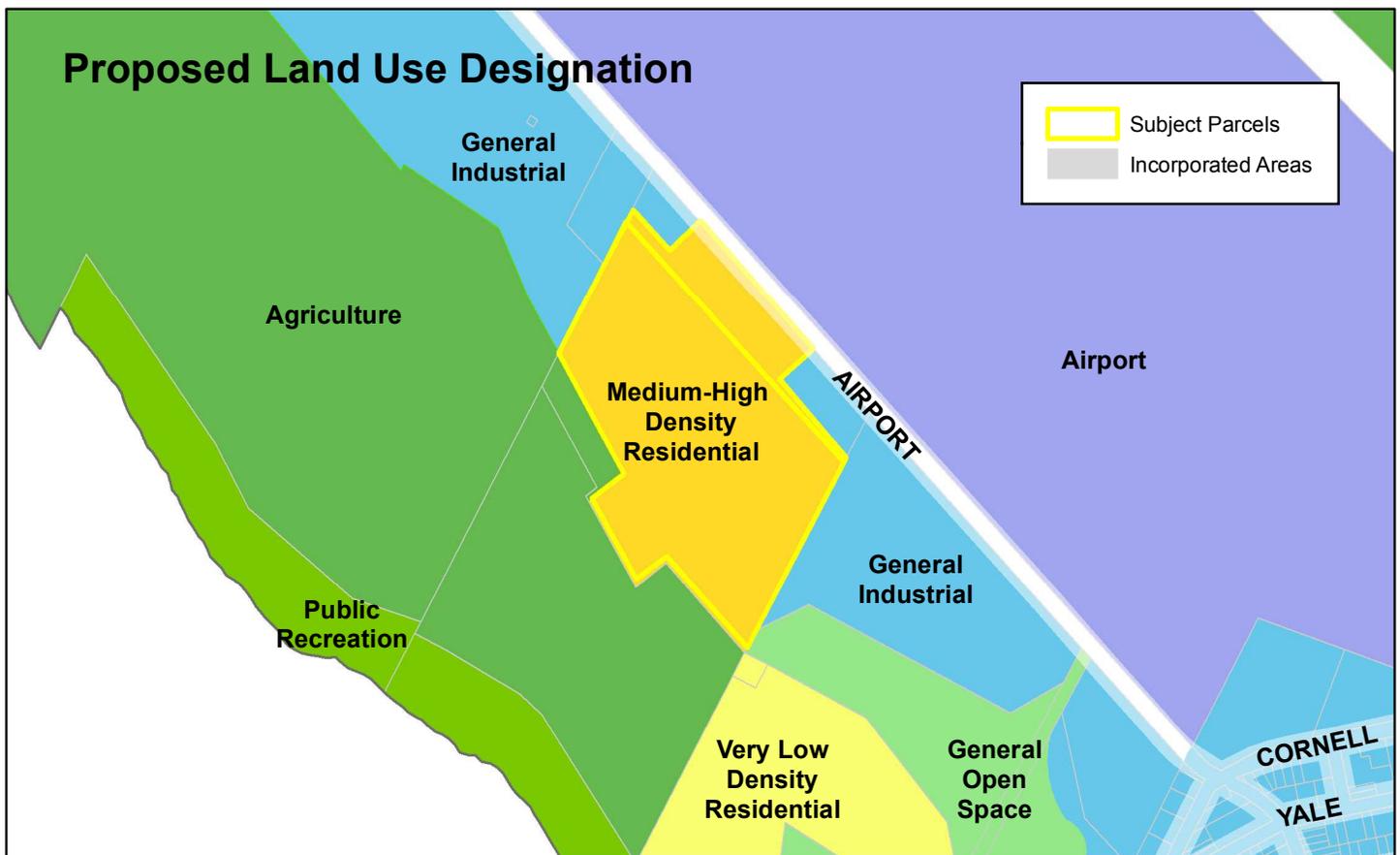
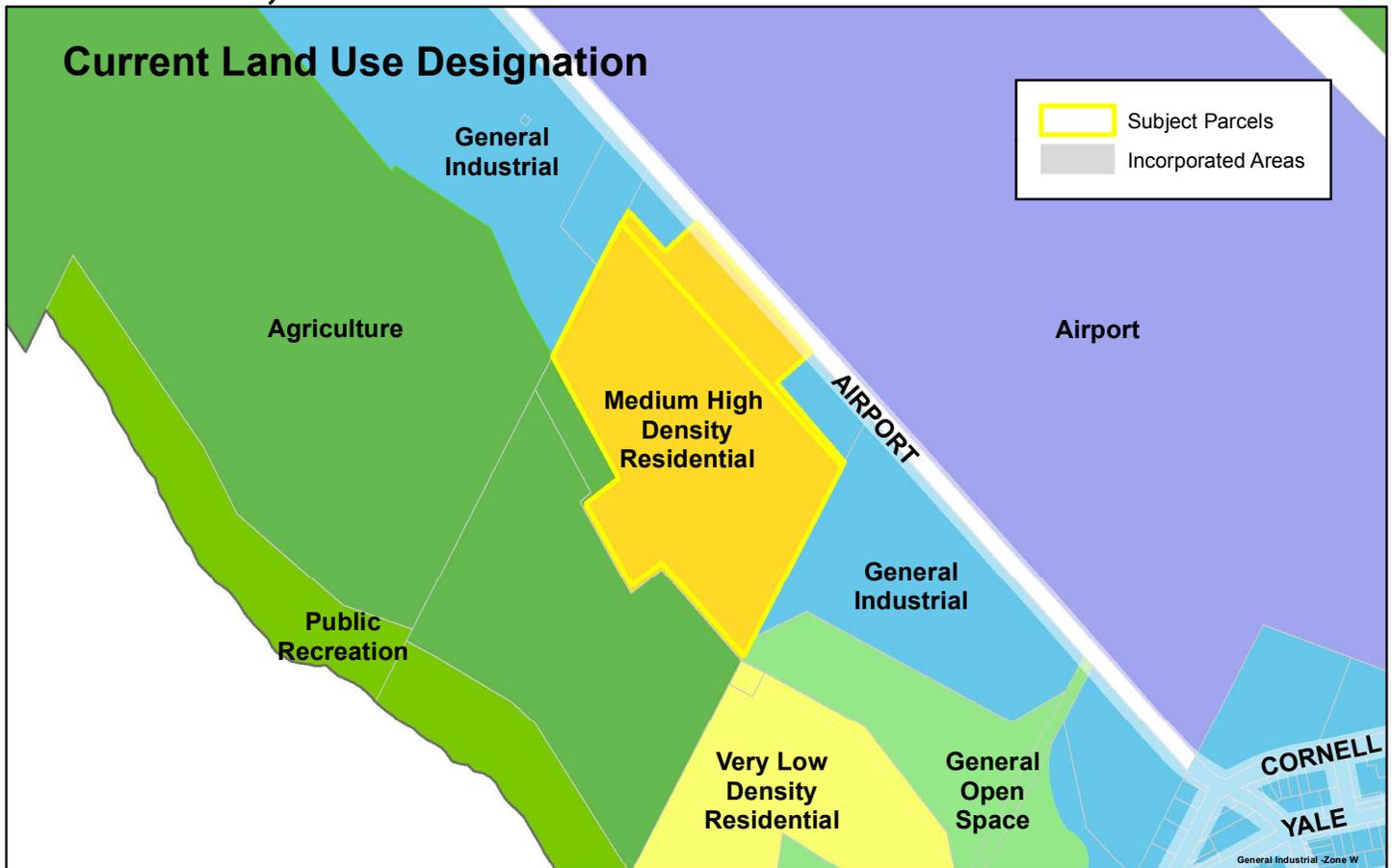
- Subject Parcels (Yellow outline)
- Incorporated Areas (Grey fill)



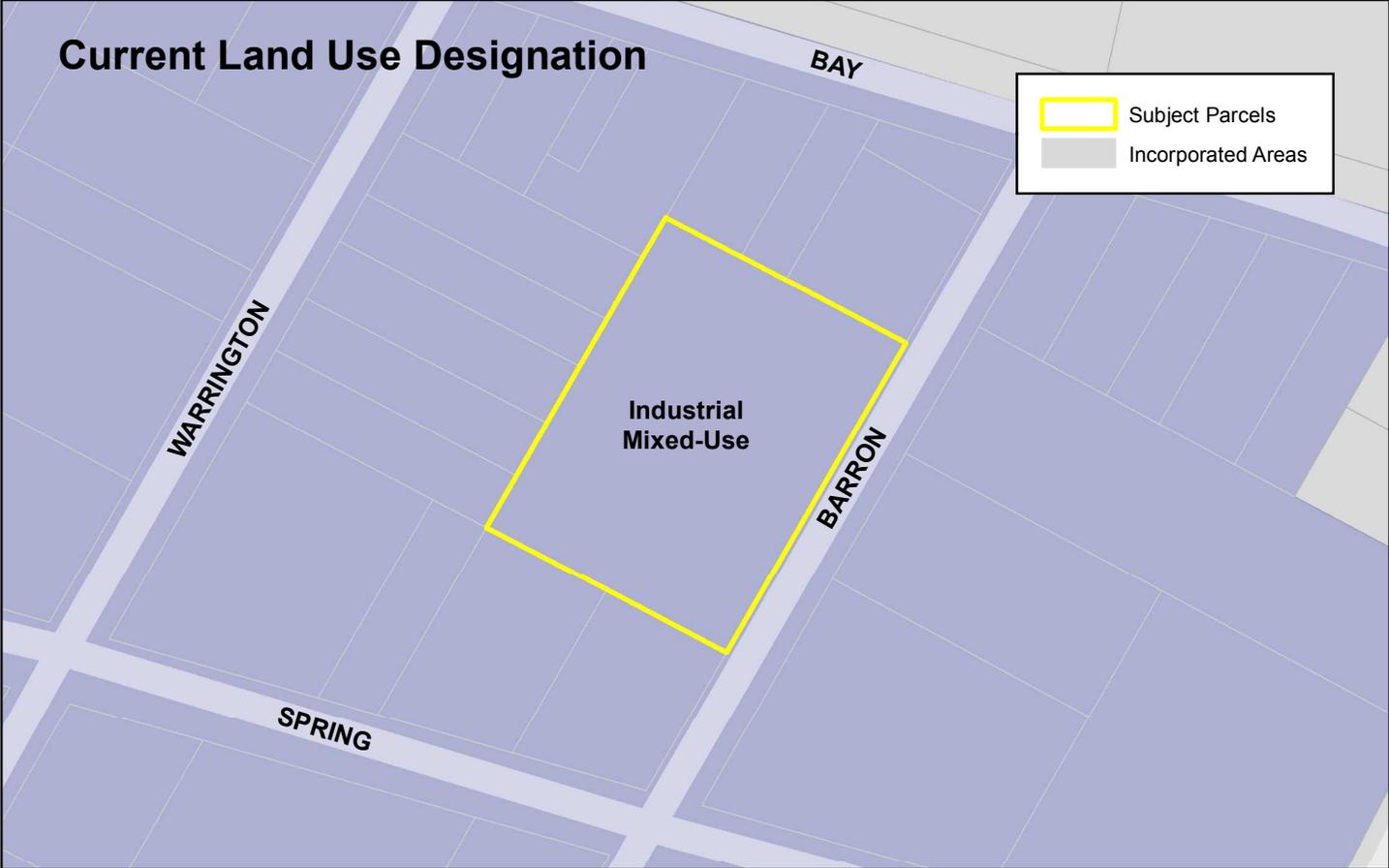
# Belmont Trailer Park: 100 Harbor Boulevard, Belmont



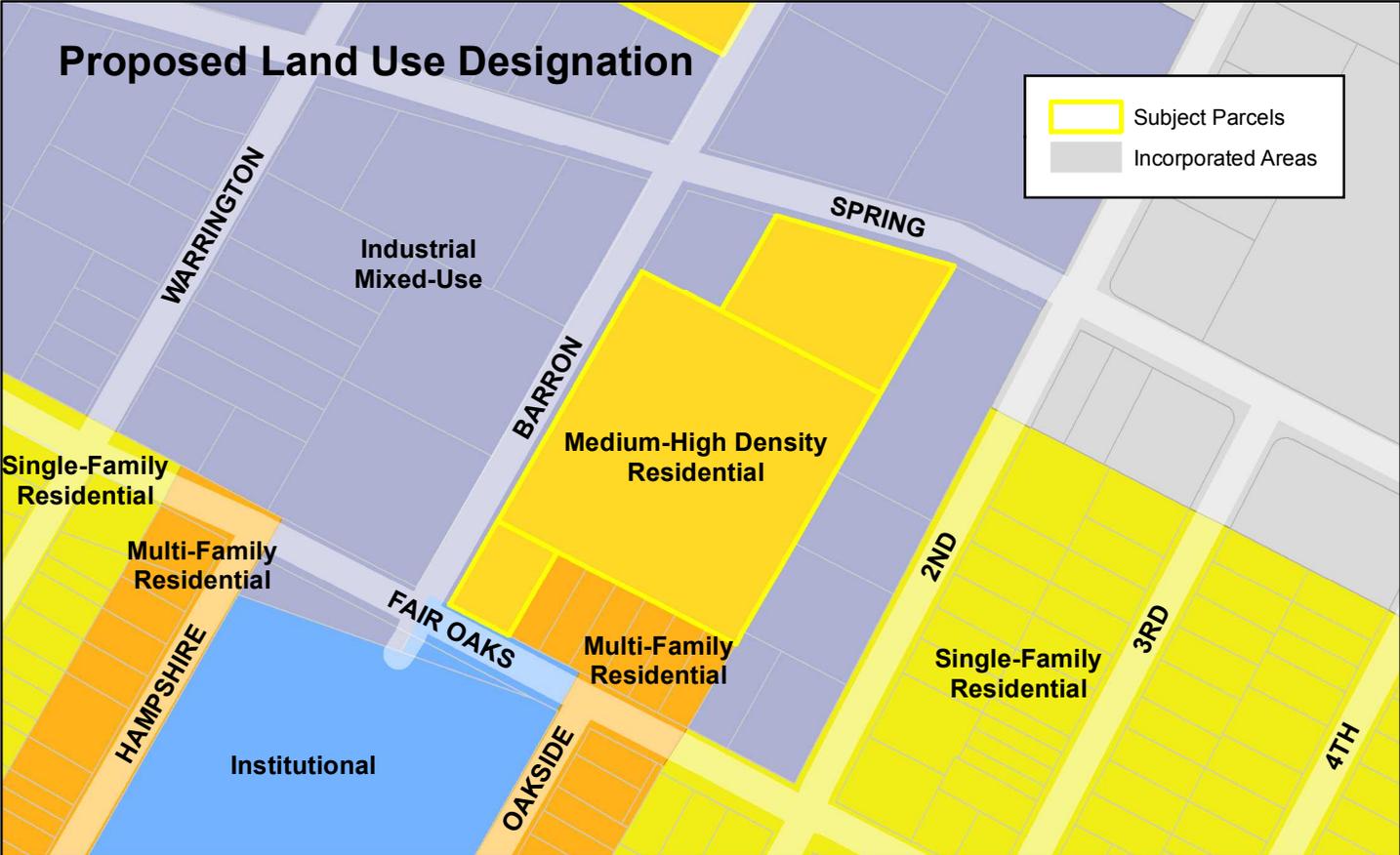
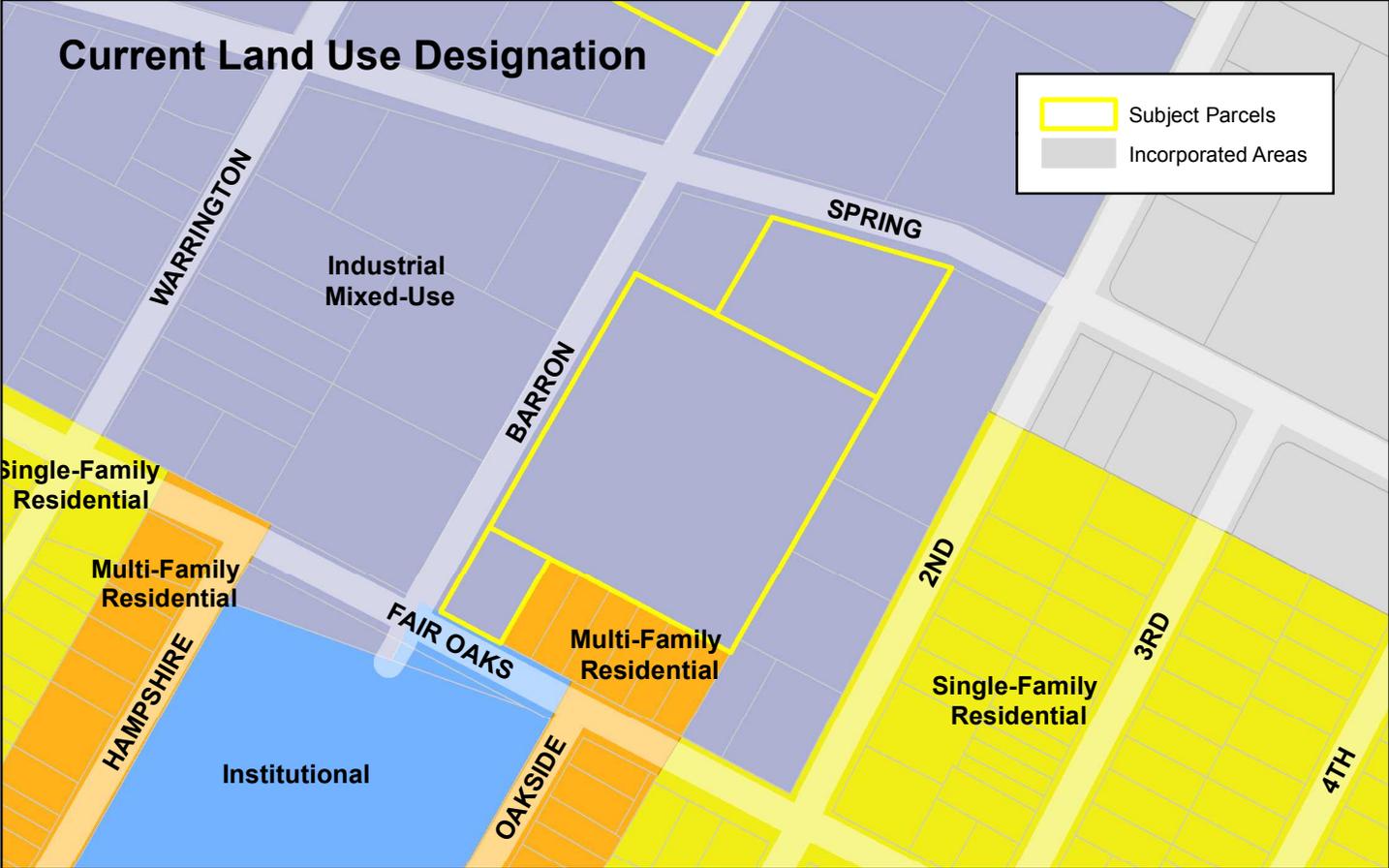
# Pillar Ridge: 164 Culebra, Moss Beach



# Redwood Trailer Village: 855 Barron Ave, Redwood City

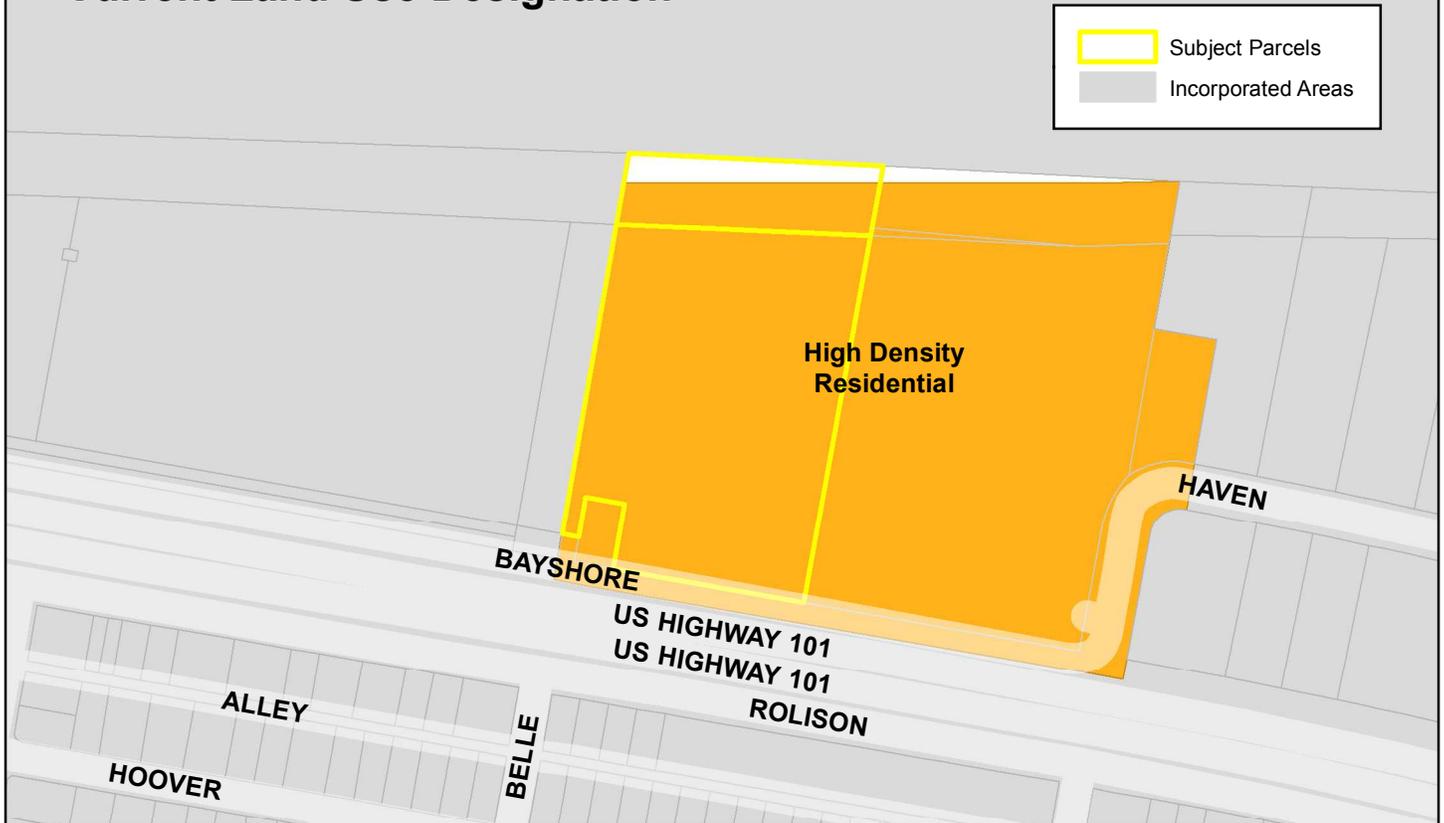


# Sequoia Trailer Park: 730 Barron Ave, Redwood City

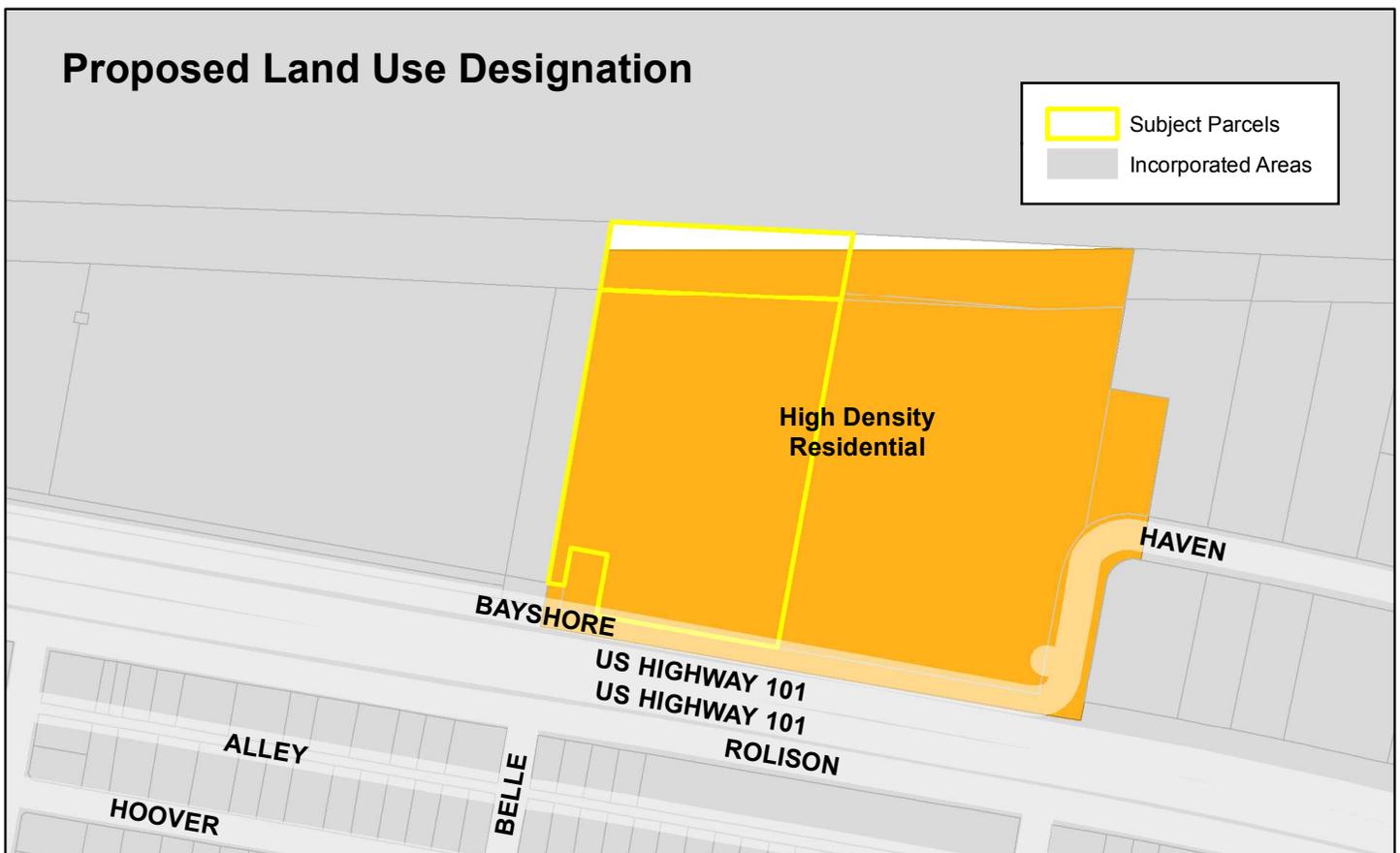


# Trailer Villa: 3401 E. Bayshore Road, Redwood City

## Current Land Use Designation



## Proposed Land Use Designation



**ORDINANCE NO.  
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,  
STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING THE COUNTY ORDINANCE CODE, DIVISION VI, PART ONE (ZONING REGULATIONS) TO ADD CHAPTER 26 (MH ZONING DISTRICT), AMENDING DIVISION VI, PART ONE, CHAPTER 2, SECTION 6115 (ZONING MAPS), AMENDING GENERAL PLAN LAND USE MAPS 8.2M AND 8.4M, AND REPEALING CHAPTER 5.92 OF THE COUNTY ORDINANCE CODE (TRAILER CAMP REGULATIONS) IN ITS ENTIRETY**

**WHEREAS**, there are a number of mobilehome parks in the unincorporated areas of San Mateo County; and

**WHEREAS**, San Mateo County recognizes the importance of mobilehome parks as a unique and important source of housing, as reflected in the County's Mobilehome Rent Control regulations (codified at Chapter 1.30 of the San Mateo County Ordinance Code) and Trailer Camp regulations (presently codified at Chapter 5.92 of the San Mateo County Ordinance Code); and

**WHEREAS**, San Mateo County's Trailer Camp regulations regulate the approval, creation, maintenance, and performance of mobilehome parks; and;

**WHEREAS**, the Trailer Camp regulations impose a number of land use-oriented requirements applicable to mobilehome parks that are located in the Ordinance Code's business regulations title, rather than in the Zoning Regulations; and

**WHEREAS**, despite having been used, historically and presently for mobilehome park use, the lands on which mobilehome parks in the unincorporated County are located are zoned primarily for commercial use, and;

**WHEREAS**, for consistency, applicability, and ease of use, the creation, regulation, and maintenance of these parks would be improved by adoption of a specific zoning district, applicable to mobilehome parks, with the regulations for such a zoning district codified in the County's Zoning Regulations; and

**WHEREAS**, the creation, regulation, and maintenance of these parks would also be improved by the application of the regulations for such said zoning district to six of the

County's mobilehome parks, zoning those parks in a manner consistent with their existing and historic use; and

**WHEREAS**, while some of the mobilehome parks in the unincorporated County are on lands designated by the County General Plan as residential, some are designated as industrial or commercial, which is also inconsistent with the parks' long-term and ongoing residential use; and

**WHEREAS**, for the purpose of consistency between each park's zoning designation, General Plan land use designation, and existing land use, three of those parks not now designated with a residential General Plan land use designation should be so designated; and

**WHEREAS**, the new mobilehome park zoning district, in order to recognize and maintain the unique residential nature of the mobilehome parks, should allow mobilehomes as the primary permissible use in the zoning district, with only uses ancillary to mobilehomes, as well as other appropriate types of dedicated, long-term affordable housing, permitted; and

**WHEREAS**, County staff met with mobilehome park owners, managers, representatives, and residents to inform them of these proposed changes; and

**WHEREAS**, the County prepared an Initial Study and Negative Declaration for this project, consistent with the requirements of the California Environmental Quality Act, and determined that the proposed zoning and General Plan land use map and text amendments have no potentially significant environmental impacts; and

**WHEREAS**, the Board of Supervisors, in its independent judgment and analysis, has considered the Initial Study and Negative Declaration, along with comments received, and finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment; and

**WHEREAS**, the proposed amendments to the County's Zoning Regulations, and the proposed amendments to the zoning map and General Plan land use designations for the specified mobilehome parks, will create a clear and logical zoning designation applicable to and consistent with the parks' ongoing residential use, and consistent with State law, recognizing and helping maintain and manage this unique form of housing; and

**WHEREAS**, the proposed amendments to the zoning of the Pillar Ridge mobilehome park, in the County's Coastal Zone, constitute an amendment to the Implementation Plan of the County's Local Coastal Program; and

**WHEREAS**, the proposed amendments to the zoning of the Pillar Ridge mobilehome park are consistent with the County’s Local Coastal Program; and

**WHEREAS**, on adoption, the proposed amendments will be submitted to the California Coastal Commission for review and certification.

NOW, THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

**SECTION 1.** The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, is hereby amended to add Chapter 26 as follows:

**CHAPTER 26. “MH” DISTRICTS**  
**(MOBILEHOME PARK DISTRICT)**

**SECTION 6535. REGULATIONS FOR “MH” DISTRICTS.** The following regulations shall apply in all “MH” Districts and shall be subject to the provisions of Chapter 22 of this Part.

**SECTION 6536. PURPOSE.** The purpose of the “MH” District is to provide for development and operation of mobilehome parks, as a source of short- and long-term housing, on appropriate designated sites, subject to reasonable regulations to ensure the compatibility and safety of mobilehome parks for park residents and surrounding properties.

**SECTION 6537. DEFINITIONS.**

1. "Mobilehome" includes a mobilehome as defined in California Health and Safety Code Section 18000 et seq. (“Mobile Homes – Manufactured Housing”) and in California Civil Code Section 798 et seq. , and any other form of mobile housing, including but not limited to recreational vehicles and trailers, regardless of time present in a park.
  - a. “Mobilehome Park” means any mobilehome or manufactured home park, as defined in California Health and Safety Code Section 18000 et seq. (“Mobile Homes – Manufactured Housing”), and California Code of Regulations Section 4000 et seq. (“Mobile Homes, Recreational Vehicles and Commercial Coaches”), and in California Civil Code Section 798 et seq., which rents, leases, or sells mobilehome, trailer, or RV spaces in the unincorporated areas of San Mateo County.
2. “Mobilehome Park Owner” means the owner, lessor, operator or manager of a mobilehome park.

3. “Mobilehome Tenant” means any person entitled to occupy a mobilehome dwelling unit pursuant to ownership thereof or a lease or rental arrangement with the owner thereof.
4. “Mobilehome Park Permit” means a conditional use permit issued for the creation and/or operation of a mobilehome park under the provisions incorporated in this Chapter.
5. “Management” means the owner of a mobilehome park or an agent or representative authorized to act on his or her behalf in connection with matters relating to a tenancy in the park.
6. “Homeowner” means a person who has a tenancy in a mobilehome park under a rental agreement, as defined in Civil Code Section 798.9. For the purposes of this Chapter, a “resident” of a mobilehome park is synonymous with “homeowner.”
7. “Rent” means the money or other consideration given for the right of use, possession, and occupation of property.

**SECTION 6538. USES PERMITTED.**

1. The following uses shall be permitted in the “MH” District, upon the securing of a Mobilehome Park Permit, as provided in Sections 6539 through 6541 of this Chapter:
  - a. Mobilehome parks, subject to the standards, permitting procedures and requirements described in Sections 6539 through 6541.
2. The following uses shall be permitted in the “MH” district, upon the securing of a use permit, as provided in Chapter 24, Sections 6500 through 6505 of the Zoning Regulations:
  - a. Commercial uses ancillary to the operations of mobilehome parks, permitted only in conjunction with an existing or proposed mobilehome park, including but not limited to grocery and/or convenience stores, and stores selling goods accessory to the maintenance of and residence in mobilehomes.
  - b. Accessory uses and structures, such as managers’ offices, laundry facilities, severe weather shelters, tool or storage sheds, and other services for the residents of the park.

- c. Display of mobilehomes and mobilehome accessories for on-site sale, provided the accessories are contained within a mobilehome or an approved permanent structure.
- d. Clubhouses, swimming pools, and recreation facilities for the use of park residents and guests.
- e. On-site signs in accordance with the requirements of the County Building Code, Section 9255.
- f. Childcare facilities exclusively serving mobilehome park residents.
- g. Supportive housing, as defined in California Health and Safety Code Section 5067.14, "Multifamily Housing Program."
- h. Transitional housing, as defined in California Health and Safety Code Section 50801, "Emergency Housing and Assistance Program."
- i. Multifamily housing with long-term affordability restrictions, dedicated entirely to residents with extremely low, very low, and/or low incomes, as defined by the California Department of Housing and Community Development. A use permit for multifamily low-income housing shall only be granted on approval and certification of affordability restrictions by the Director of the Department of Housing.

**SECTION 6539. APPLICABLE REGULATIONS.** All construction, installation, management, and operation procedures within the premises of a mobilehome park in this district shall be in accordance with the provisions of all applicable State and local laws and regulations, including those laws and regulations specified below, and as may be amended over time:

1. California Health and Safety Code Section 18000 et seq., "Mobile Homes – Manufactured Housing".
2. California Code of Regulations, Title 25, Division 1, Chapter 2, "Mobile Home Parks and Installations."
3. California Code of Regulations, Title 25, Division 1, Chapter 3, "Factory-Built Housing, Mobilehomes, and Manufactured Homes."
4. California Civil Code Section Section 798 et seq.

5. San Mateo County Ordinance Code Chapter 1.30, "Mobile Home Rent Control."

**SECTION 6540. PERMITS REQUIRED.**

1. Creation and/or operation of any mobilehome park in any zoning district in the unincorporated County, including but not limited to the MH zoning district, shall be contingent on issuance of a Mobilehome Park permit, and shall be subject to the procedures, requirements, and standards of this Chapter.
2. Each application for any such permit shall be made to the Planning and Building Department on a form provided by the Department for such purpose. Such application shall be accompanied by the following information:
  - a. Data Required: Application for any Mobilehome Park Permit in the unincorporated area of San Mateo County shall set forth the following information:
    - (1) Name and address of mobilehome park operator or applicant.
    - (2) Name and address of owner of property on which mobilehome park is, or is proposed to be, located.
    - (3) Proposed name of the mobilehome park.
    - (4) Legal description of the property proposed for the mobilehome park, and specification of all deed or lease restrictions.
    - (5) Source of water supply and type of sewage disposal proposed. If located within a fire, lighting, sewer, or other special district, indicate same.
    - (6) Total number of mobilehome spaces proposed.
  - b. Data Required on Plans: Four (4) copies of plans shall be provided showing the following:
    - (1) Plot plan, at a scale no smaller than one inch (1") equals fifty feet (50") and giving scaled dimensions and showing exterior boundaries of the property for the proposed mobilehome park.
    - (2) All public streets in the vicinity of such proposed mobilehome park.
    - (3) All mobilehome sites, together with scaled sizes and proposed or existing boundaries of such spaces.

- (4) The location, width, and type of construction of all mobilehome park roads.
  - (5) Plans and locations of all mobilehome park buildings.
  - (6) Complete electrical plans.
  - (7) Unpaved areas which are to be landscaped and planting plans.
  - (8) Type of building construction, together with framing plan and elevation.
  - (9) All field plumbing, showing drainage system pipe sizes and give other plumbing details as may be required by the County Building Inspector.
  - (10) Storm water disposal facilities.
  - (11) Incinerator locations if any.
  - (12) Refuse and garbage disposal areas and facilities.
  - (13) Fire hydrants - if any - locations and sizes of outlet connections.
  - (14) Laundry and drying yard area and facilities.
  - (15) Fence location and detail of construction and materials.
  - (16) Grading plan showing existing topography and proposed grading.
  - (17) Show specific locations for parking mobilehomes offered for sale.
3. The submitted materials shall also be referred to the Departments of Environmental Health, Public Works, and Housing, and to the appropriate Fire District, for relevant comments on the existing or proposed mobilehome park.
  4. If it appears that the proposed mobilehome park will be in full conformance with this chapter, and other applicable County rules and regulations and applicable State laws, a permit may be issued as herein specified. In issuing said permit the Planning Commission may specify such additional conditions as are necessary to insure that the operation of the mobilehome park will not adversely affect the character of the neighborhood in which the mobilehome park is located.

5. A Mobilehome Park Permit is valid for five years from the date of approval, and must be renewed thereafter.
6. Application for permit renewal shall be made by management of the mobilehome park on a form provided by the Planning and Building Department, and shall be subject to an application fee set by resolution of the Board of Supervisors.
7. The mobilehome park requesting renewal must be in compliance with all provisions of the County's Mobilehome Rent Control Ordinance, including the periodic reporting requirement. Parks not in compliance may still be considered for renewal upon issuance of a waiver of compliance at the discretion of the Director of the Housing Department.
8. The application for renewal shall be accompanied by any of the information listed in Section 6540.2 that the Planning Commission may require. Applications may also be required to include a detailed description of any maintenance and repair program for the mobilehome park, and proposed or existing processes for addressing complaints or concerns by homeowners of the park, including the matters specified in subsection (d) of this section, and the name, address and telephone number of the person acting on the management's behalf to whom communications are to be directed.
9. A hearing on the application for approval of a permit to operate a mobilehome park shall be commenced before the Planning Commission within ninety (90) days of receipt of the application. The Planning Commission shall give management fifteen (15) day notice of the hearing date and time. No later than ten (10) days before the date of the hearing, management of the mobilehome park shall provide notification to all homeowners of the mobilehome park, of the date, time and place of the hearing. Such notification shall be made by either mailing or hand delivering a copy of the notice of the hearing to each homeowner and posting a copy of the notice in a common area of the mobilehome park accessible to all homeowners of the mobilehome park.
10. Approval of an application for renewal of a permit to operate a mobilehome park shall be at the discretion of the Director of the Planning and Building Department. A hearing on the application for renewal of a use permit may be required, at the discretion of the Director of the Planning and Building Department. In the case that a hearing is required, it shall be conducted by the provisions described in Section 6540.9.
11. At the hearing on the application for approval or renewal of the permit, the mobilehome park management and any homeowner residing in the mobilehome

park shall have the opportunity to make a presentation to the Planning Commission. Such testimony may address, and the Planning Commission shall consider, issues concerning the operation of the mobilehome park including, but not limited to, the adequacy of the park management's program for maintenance and repair of common areas and other areas that are within the responsibility of the management to maintain and keep in good repair. In assessing the adequacy of the management's program for maintenance and repair, the Planning Commission may consider the amount of rent and other charges collected by the management, and in particular the portion of amounts collected which are used to develop and institute the management's program for maintenance and repair of common areas and other areas that are within the responsibility of the management to maintain and keep in good repair.

12. The Planning Commission, or in the case of an application for renewal, the Director of the Planning and Building Department, may deny the permit, approve the permit, or approve the permit with conditions designed to any address deficiencies in the mobilehome park management's program for maintenance and repair of common areas and other areas within the responsibility of the management. The Planning Commission, or in the case of an application for renewal, the Director of the Planning and Building Department, may include conditions requiring that the management commit to a dispute resolution procedure to address issues raised by park homeowners. At a minimum, this procedure will include a process by which homeowners may register their complaints or concerns regarding the management's maintenance and repair program for the mobilehome park, the opportunity for homeowners to participate in a meet and confer session with the management to resolve issues related to the management's maintenance and repair program, and a process for selecting a third party community-based mediator to mediate disputes related to the management's maintenance and repair program in the event that the dispute cannot be resolved through a meet and confer session.
13. No rent increase may be imposed until such time that the mobilehome management has obtained the permit required by this Section.

**SECTION 6541. GENERAL STANDARDS FOR MOBILEHOME PARKS.**

1. Title 25 Compliance. Mobilehome park design, layout, development, maintenance and management shall be governed by and subject to the California Code of Regulations Title 25, Division 1, Chapter 2, "Mobile Home Parks and Installations," or successor regulations.
2. Use of Mobilehomes. No mobilehome in this district shall be used for any purpose other than a dwelling.

3. Location of Mobilehomes. Each mobilehome in a mobilehome park shall be located on an approved mobilehome site.
4. Maximum Height.
  - a. The maximum height of mobilehomes, RVs, trailers, and other residential structures in a mobilehome park shall be 36 feet.
  - b. The maximum height of any conditionally permitted use described in Section 6538 (a) 1, (b) 2, (b) 3, (b) 4, (b) 5 and (b) 6 shall be 28 feet.
  - c. The maximum height of any conditionally permitted use described in Section 6538 (b) 7, (b) 8, and (b) 9 may exceed 28 feet, up to a maximum of 60 feet, on issuance of a conditional use permit.
5. Garbage Collection Locations. Trash and garbage disposal and collection sites shall be surrounded on 3 sides by 5 foot opaque fencing, with adequate access for collection vehicles.
6. Landscaping and fencing.
  - a. All areas of a mobilehome park or trailer park not occupied by paved roadways or pathways, and not otherwise occupied by park facilities, shall be landscaped and maintained.
  - b. The outer boundaries of a mobilehome park shall be enclosed on all sides by a substantially constructed six foot (6') fence, the design of which shall be approved by the Planning Commission.
  - c. A hedge of plant material of a type acceptable to the Planning Commission may be substituted for such fence provided that proper maintenance is provided.
7. Parking. Provision shall be provided for a minimum of one individually accessible parking space per mobilehome. In addition, one visitor parking space shall be provided for each five (5) mobilehome units. Parking for conditionally permitted uses shall be provided in the amounts required by Chapter 3, Sections 6117 through 6121 of this Part.
8. Internal Street Access; Public Entrances. All mobilehomes and other occupancy spaces must be served by internal streets within the mobilehome park, and there

shall be no direct vehicular access from a mobilehome space or a special occupancy space to a public street or alley.

9. Street Improvements. The Planning Commission may require fully improved streets which front on and provide ingress and egress to a mobilehome park, or improvements as prescribed by the Director of the Department of Public Works.
10. Dedication of Street Rights-of-Way. The Planning Commission may require dedication of certain street rights-of-way to the County.
11. Clearance from State Division of Highways. The Planning Commission may require the applicant to obtain clearance from the State Division of Highways before approving applications where the site is adjacent to a State Highway.
12. Parking of Mobilehomes for Sale. All mobilehomes offered for sale must be parked in an area approved by the Planning Commission.
13. Fire Hydrants. Wherever a public water system is available, a mobilehome park shall have a fire hydrant and connecting hose of a size and type approved by the County Fire Warden, or Fire District Chief.

**SECTION 2.** Division VI, Part One, Chapter 2, Section 6115 of the San Mateo County Ordinance Code (Zoning Maps) is hereby amended to change the zoning for the areas specifically delineated on the attached map, encompassing the mobilehome parks currently known as Bayshore Villa Manufactured Housing Community, Trailer Villa, Belmont Trailer Park, Pillar Ridge, Redwood Trailer Village, and Sequoia Trailer Park, to “MH” (Mobilehome Parks).

**SECTION 3.** San Mateo County General Plan Land Use maps 8.2m and 8.4m are hereby amended to designate those areas specifically delineated on the attached map, encompassing the mobilehome parks currently known as Belmont Trailer Park, Redwood Trailer Village, and Sequoia Trailer Park, as “Medium High Density Residential.”

**SECTION 4.** San Mateo County Ordinance Code Chapter 5.92 (Trailer Camp Regulations) is hereby amended to repeal Chapter 5.92 in its entirety.

**SECTION 5.** This Ordinance shall be effective thirty (30) days from the passage date thereof, except in the County’s Coastal Zone, where it shall be effective immediately upon certification by the California Coastal Commission.

\* \* \* \* \*

**RESOLUTION NO. \_\_\_\_\_**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

\* \* \* \* \*

**RESOLUTION ADOPTING THE NEGATIVE DECLARATION FOR AMENDMENTS TO THE COUNTY ORDINANCE CODE, DIVISION VI, PART ONE (ZONING REGULATIONS) TO ADD CHAPTER 26 (MH ZONING DISTRICT), AMENDMENTS TO DIVISION VI, PART ONE, CHAPTER 2, SECTION 6115 (ZONING MAPS), AMENDMENTS TO GENERAL PLAN LAND USE MAPS 8.2M AND 8.4M, AND REPEAL OF CHAPTER 5.92 OF THE COUNTY ORDINANCE CODE (TRAILER CAMP REGULATIONS) IN ITS ENTIRETY**

---

**RESOLVED**, by the Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, there are a number of mobilehome parks in the unincorporated area of San Mateo County; and

**WHEREAS**, San Mateo County recognizes the importance of mobilehome parks as a unique and important source of housing, as reflected in the County's Mobilehome Rent Control regulations (codified at Chapter 1.30 of the San Mateo County Ordinance Code) and Trailer Camp regulations (codified at Chapter 5.92 of the San Mateo County Ordinance Code); and

**WHEREAS**, for consistency, applicability, and ease of use, the creation, regulation, and maintenance of these parks would be improved by adoption of a specific zoning district, applicable to mobilehome parks, as a chapter of the County's Zoning Regulations, and by removal of the existing regulations from the business regulations section of the Ordinance Code; and

**WHEREAS**, the creation, regulation, and maintenance of these parks would also be improved by the application of such specific mobilehome park zoning district to six of the County's mobilehome parks, zoning those parks in a manner consistent with their existing and historic use; and

**WHEREAS**, for the purpose of consistency between each park's zoning designation, General Plan land use designation, and existing land use, those parks not

now designated with a residential General Plan land use designation should be so designated; and

**WHEREAS**, the County prepared an Initial Study and Negative Declaration for this project, consistent with the requirements of the California Environmental Quality Act, and determined that the proposed zoning text, zoning map, General Plan land use map, and Ordinance Code amendments have no potentially significant environmental impacts; and

**WHEREAS**, the Initial Study and Negative Declaration were posted on June 26, 2017, and noticed and circulated for comment in accordance with the requirements of the California Environmental Quality Act; and

**WHEREAS**, the County Planning Commission conducted a public hearing on August 23, 2017, and received public comment, and has recommended that the Board of Supervisors adopt the negative declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines;

**WHEREAS**, the Board of Supervisors, in its independent judgment and analysis, has considered the Initial Study and Negative Declaration, along with comments received, and finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment;

**NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that:

1. The Board of Supervisors adopts the attached negative declaration as complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.

\* \* \* \* \*

## COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: MH (Mobile Home Park) Zoning District Adoption, Zoning Map and Text Amendment, General Plan Land Use Map and Text Amendment, and Trailer Camp Ordinance Amendment, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2017-00077

OWNER: Various

APPLICANT: San Mateo County Planning and Building Department

ASSESSOR'S PARCEL NO.: Various

LOCATION: Various, unincorporated San Mateo County (see addresses below)

PROJECT DESCRIPTION

The project is 1) a zoning text and map amendment, 2) a general plan text and map amendment, and 3) an amendment to San Mateo County's existing Trailer Camp Regulations. The project consists of:

- A zoning text amendment, adopting a new Mobile Home Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations
- A zoning map amendment applying the new MH zoning designation to six existing mobile home parks in unincorporated San Mateo County, replacing the existing zoning of each park in total
- In the case of three of those parks, a General Plan land use map amendment changing the underlying general plan land use designation of each park to Medium High Density Residential.
- An amendment to the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, redacting this Chapter of the Ordinance Code. The land use and permitting regulations included in those sections will be incorporated, in modified form, in the new MH zoning district regulations.

The mobile home parks (and the current zoning and General Plan land use designations) included in and affected by these proposed zoning and General Plan map and text amendments are the following:

**Bayshore Villa Manufactured Housing Community**, 3499 E Bayshore Road, Redwood City. Approximately 7.92 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Trailer Villa**, 3401 E. Bayshore Road, Redwood City. Approximately 6.03 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Belmont Trailer Park**, 100 Harbor Boulevard, Belmont. Approximately 3.19 acres, zoned C-2 (commercial), General Plan land use designation General Industrial.

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**Pillar Ridge**, 164 Culebra, Moss Beach. Approximately 19.33 acres, zoned H-1 (highway frontage), General Plan land use designation Medium High Density Residential.

**Redwood Trailer Village**, 855 Barron Ave, Redwood City. Approximately 1.53 acres, zoned C-2/S-1 (commercial), General Plan land use designation Industrial Mixed Use.

**Sequoia Trailer Park**, 730 Barron Ave, Redwood City. Approximately 4.61 acres, zoned C-2/S-1, General Plan land use designation Industrial Mixed Use.

This project would change the zoning of each listed park from its current zoning designation to the new "MH" zoning designation, and would change the General Plan land use designation for Belmont Trailer Park, Redwood Trailer Village, and Sequoia Trailer Park from General Industrial or Industrial Mixed Use to Medium High Density Residential.

The new regulations for the MH zoning designation would apply the relevant standards for mobile homes and mobile home parks incorporated in:

- California Health and Safety Code, Division 13, Part 2 ("Mobile Homes – Manufactured Housing"), Section 18000 et seq.,
- California Code of Regulations, Title 25, Division 1, Chapter 2, "Mobile Home Parks and Installations," and
- California Code of Regulations, Title 25, Division 1, Chapter 3, "Factory-Built Housing, Mobilehomes, and Manufactured Homes."

In addition, the new regulations establish that mobile home parks and mobile homes within them are the principally permitted use in the MH district. Uses that are ancillary to mobile home parks are conditionally permitted, as are transitional housing, supportive housing, and multifamily affordable housing with long-term affordability restrictions. The new zoning regulations also apply new height restrictions, and incorporate landscaping, fencing, and access requirements, and other general development standards previously included in the County's Trailer Camp regulations, Ordinance Code Chapter 5.92.

This adoption and application of the new MH zoning district, and change in general plan land use designation, are consistent with the existing, ongoing, and long-term use of these properties, and will not result in any change in or intensification of use, or any new development. The new zoning district will accommodate the ongoing use of the sites as mobile home parks, and the Medium High Density Residential land use category is consistent with the existing use and density of these sites. These changes do not require any new action or new development on the part of owners or residents of the existing mobile home parks. The proposed changes also do not legalize or formalize any existing zoning or building code violations or supersede or alter any existing violations of County or other regulations. The proposed project involves no new development, redevelopment, change of use, or other physical development of any kind.

#### **FINDINGS AND BASIS FOR A NEGATIVE DECLARATION**

The Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.

3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
  - a. Create impacts which have the potential to degrade the quality of the environment.
  - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
  - c. Create impacts for a project which are individually limited, but cumulatively considerable.
  - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

N/A

RESPONSIBLE AGENCY CONSULTATION

N/A

INITIAL STUDY

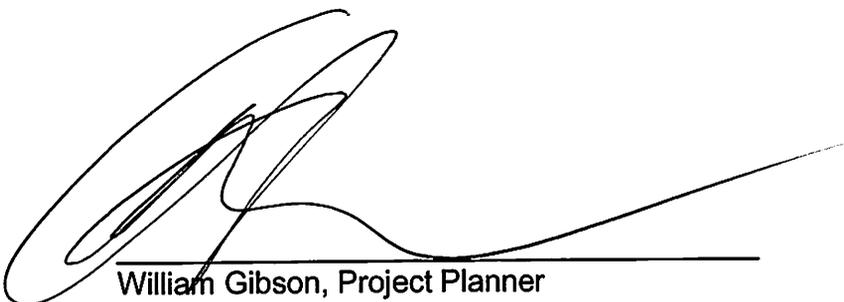
The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: July 26, 2017 – August 21, 2017

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., August 21, 2017.**

CONTACT PERSON

William Gibson  
Project Planner, 650/363-1816  
wgibson@smcgov.org



William Gibson, Project Planner

County of San Mateo  
Planning and Building Department

**INITIAL STUDY  
ENVIRONMENTAL EVALUATION CHECKLIST**  
(To Be Completed by Planning Department)

1. **Project Title:** *MH (Mobile Home Park) Zoning District Adoption, Zoning Map and Text Amendment, General Plan Land Use Map and Text Amendment, and Trailer Camp Ordinance Amendment*
2. **County File Number:** PLN2017-00077
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City CA 94063
4. **Contact Person and Phone Number:** William Gibson, 650-363-1816
5. **Project Location:** Various locations, unincorporated San Mateo County

6. **Assessor's Parcel Number and Size of Parcel:**

Bayshore Villa and Trailer Villa: 7.92 and 6.03 acres respectively. APNs:

134201130, 134201590, 134201701, 134201870, 134202260, 134202280, 134201570, 134202310, 134202341, 055010260, 134201090, 134211310, 134201120, 134201600, 134201630, 134202080, 134202240, 134211240, 134201770, 134201780, 134202030, 134202241, 134201560, 055010280, 134201730, 134201820, 134202160, 134202300, 134201031, 134201940, 134202050, 134201511, 134201140, 134201400, 134202110, 134202190, 134202230, 134202330, 134211190, 134211280, 134201830, 134202360, 134201970, 055010120, 055010270, 055130010, 134201030, 134201230, 134202010, 134202290, 134211110, 134201070, 134201641, 134202270, 134211120, 134201510, 134201650, 134201680, 134201690, 134201760, 134202150, 134202320, 134201971, 134201360, 134201580, 134201840, 134201990, 134202060, 134202120, 134211270, 134201080, 134201520, 055010200, 134201060, 134201640, 134201920, 134201980, 134202180, 134211130

Belmont Trailer Park: 3.19 acres. APNs:

046010140, 046010130, 134111590, 134111840, 134111710, 134111600, 134111910, 134111760, 134111580, 046010120, 046010150

Pillar Ridge: 19.33 acres. APNs:

047300060, 134131180, 134131260, 134131540, 134132030, 134132100, 134132110, 134132280, 134132360, 134132640, 134132650, 134132670, 134132731, 134132781, 134132840, 134133130, 134133150, 134133180, 134133280, 134133290, 134133540, 134132300, 134133230, 134133211, 134132070, 134131330, 134131340, 134131450, 134131620, 134132200, 134132290, 134132430, 134132550, 134132560, 134132610, 134132960, 134131651, 134132470, 134133381, 134133410, 134133351, 134132140, 134131631, 134132750, 134131461, 134131120, 134131290, 134131390, 134131460, 134131520, 134131650, 134132130, 134132170, 134132210, 134132220, 134132330, 134132350, 134132400, 134132480, 134132530, 134132620, 134132660, 134132680, 134132910, 134132990, 134133160, 134133250, 134133320, 134133350, 134133380, 134133530, 134133570, 134133610, 134132510, 134133501, 134131501, 134132050, 134132261, 134131561, 134131070, 134131160, 134131200, 134131221, 134131490, 134131560, 134132090, 134132190, 134132311,

134132370, 134132420, 134132520, 134132690, 134132721, 134132830, 134132880, 134132950, 134133330, 134133460, 134133520, 134131190, 134133010, 134133240, 134132160, 134133220, 134131210, 134131270, 134131320, 134131420, 134131610, 134132080, 134132390, 134132451, 134132741, 134132760, 134132771, 134133030, 134133050, 134133341, 134133430, 134133451, 134133510, 134133620, 134132010, 134133021, 134133260, 134132710, 134131030, 134131050, 134131150, 134131170, 134131280, 134131310, 134131370, 134131410, 134131530, 134131550, 134131570, 134131660, 134132150, 134132410, 134132570, 134132970, 134133080, 134133170, 134133270, 134133300, 134133310, 134133370, 134133480, 134132890, 134131440, 134133091, 134133590, 134131040, 134131130, 134131580, 134131591, 134131640, 134132060, 134132250, 134132440, 134132540, 134132850, 134132920, 134133040, 134133100, 134133110, 134133210, 134133390, 134133550, 134132481, 134133420, 134133461, 134131140, 134132490, 134131010, 134131361, 134131630, 134132270, 134132321, 134132341, 134132380, 134132500, 134132600, 134132701, 134132810, 134132821, 134132860, 134132980, 134133090, 134133140, 134133440, 134133470, 134133561, 134133580, 134131341, 134131381, 134131600, 134132790, 134133121, 134131240, 134133061, 134133500, 134133291

Redwood Trailer Village: 1.53 acres. APNs:

054171060

Sequoia Trailer Park: 4.61 acres. APNs:

054193020, 134182200, 134182320, 054193040, 134182270, 134182350, 134181450, 054193110

7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City CA 94063
8. **General Plan Designation:** See Description of Project, below.
9. **Zoning:** See Description of Project, below.
10. **Description of the Project:**

The project is 1) a zoning text and map amendment, 2) a general plan text and map amendment, and 3) an amendment to San Mateo County's existing Trailer Camp Regulations.

The project consists of:

- A zoning text amendment, adopting a new Mobile Home Park (MH) zoning district as a new chapter of the San Mateo County Zoning Regulations
- A zoning map amendment applying the new MH zoning designation to six existing mobile home parks in unincorporated San Mateo County, replacing the existing zoning of each park in total
- In the case of three of those parks, a General Plan land use map amendment changing the underlying general plan land use designation of each park to Medium High Density Residential.
- An amendment to the County's Trailer Camp regulations, Chapter 5.92 of the County Ordinance Code, redacting this Chapter of the Ordinance Code in its entirety. The land use and permitting regulations included in those sections will be incorporated, in modified form, in the new MH zoning district regulations.

The mobile home parks (and the current zoning and General Plan land use designations) included in and affected by these proposed zoning and General Plan map and text amendments are the following:

**Bayshore Villa Manufactured Housing Community**, 3499 E Bayshore Road, Redwood City. Approximately 7.92 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Trailer Villa**, 3401 E. Bayshore Road, Redwood City. Approximately 6.03 acres, zoned C-2/S-1 (commercial), General Plan land use designation High Density Residential.

**Belmont Trailer Park**, 100 Harbor Boulevard, Belmont. Approximately 3.19 acres, zoned C-2 (commercial), General Plan land use designation General Industrial.

**Pillar Ridge**, 164 Culebra, Moss Beach. Approximately 19.33 acres, zoned H-1 (highway frontage), General Plan land use designation Medium High Density Residential.

**Redwood Trailer Village**, 855 Barron Ave, Redwood City. Approximately 1.53 acres, zoned C-2/S-1 (commercial), General Plan land use designation Industrial Mixed Use.

**Sequoia Trailer Park**, 730 Barron Ave, Redwood City. Approximately 4.61 acres, zoned C-2/S-1, General Plan land use designation Industrial Mixed Use.

This project would change the zoning of each listed park from its current zoning designation to the new "MH" zoning designation, and would change the General Plan land use designation for Belmont Trailer Park, Redwood Trailer Village, and Sequoia Trailer Park from General Industrial or Industrial Mixed Use to Medium High Density Residential.

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This adoption and application of the new MH zoning district, and change in general plan land use designation, are consistent with the existing, ongoing, and long-term use of these properties, and will not result in any change in or intensification of use, or any new development. The new zoning district will accommodate the ongoing use of the sites as mobile home parks, and the Medium High Density Residential land use category is consistent with the existing use and density of these sites. These changes do not require any new action or new development on the part of owners or residents of the existing mobile home parks. The proposed changes also do not legalize or formalize any existing zoning or building code violations or supersede or alter any existing violations of County or other regulations. The proposed project involves no new development, redevelopment, change of use, or other physical development of any kind.

**11. Surrounding Land Uses and Setting:**

Bayshore Villa Manufactured Housing Community, 3499 E Bayshore Road, Redwood City. This park is located in an unincorporated pocket of land surrounded by incorporated Redwood City, characterized by light industrial warehouse and office uses to the south, Highway 101 to the west, additional Redwood City trailer parks to the north, and salt reclamation ponds to the east. Across Highway 101 to the west, development is largely medium-density multifamily, and single-family residential. Apart from the salt reclamation facilities, all surrounding areas are entirely urbanized and developed.

Trailer Villa, 3401 E. Bayshore Road, Redwood City. This park is adjacent to with the Bayshore Villa park, and is characterized by the same setting and land uses.

Belmont Trailer Park, 100 Harbor Boulevard, Belmont. This park is surrounded by light industrial office and warehouse uses, and all surrounding areas are entirely urbanized and developed.

Pillar Ridge, 164 Culebra, Moss Beach. This park is in the County's Coastal Zone, directly adjacent to Pillar Point Bluff to the west, and the Half Moon Bay Airport to the east. Apart from the airport, all surrounding areas are undeveloped and characterized by grass, scrub, and coastal tree cover.

Redwood Trailer Village, 855 Barron Ave, Redwood City. This park is surrounded by light industrial warehouse and office uses, and all surrounding areas are entirely urbanized and developed.

Sequoia Trailer Park, 730 Barron Ave, Redwood City. This park is surrounded by light industrial warehouse and office uses, and all surrounding areas are entirely urbanized and developed.

**12. Other Public Agencies Whose Approval is Required: N/A**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. <b>AESTHETICS.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<b>Discussion:</b>				
<b>Source:</b>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<b>Discussion:</b>				
<b>Source:</b>				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<b>Discussion:</b>				
<b>Source:</b>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<b>Discussion:</b>				
<b>Source:</b>				
1.e. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<b>Discussion:</b>				
<b>Source:</b>				
1.f. If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X

<b>Discussion:</b>				
<b>Source:</b>				
1.g. Visually intrude into an area having natural scenic qualities?				X
<b>Discussion:</b>				
<b>Source:</b>				

<p><b>2. AGRICULTURAL AND FOREST RESOURCES.</b> 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 Department 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 forestland, 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:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a. For lands outside the Coastal Zone, 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?				X
<b>Discussion:</b>				
<b>Source:</b>				
2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<b>Discussion:</b>				
<b>Source:</b>				

<p>2.c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>2.d. For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>2.e. Result in damage to soil capability or loss of agricultural land?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>2.f. Conflict with existing zoning for, or cause rezoning of, forestland (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))?</p> <p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				

<b>3. AIR QUALITY.</b> 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				X
<b>Discussion:</b>				
<b>Source:</b>				
3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
<b>Discussion:</b>				
<b>Source:</b>				
3.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)?				X
<b>Discussion:</b>				
<b>Source:</b>				
3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
<b>Discussion:</b>				
<b>Source:</b>				
3.e. Create objectionable odors affecting a significant number of people?				X
<b>Discussion:</b>				
<b>Source:</b>				

<p>3.f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				

<p><b>4. BIOLOGICAL RESOURCES. Would the project:</b></p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>4.a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>4.b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>				X
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>4.c. Have a significant 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?</p>				X
<p><b>Discussion:</b></p>				

<b>Source:</b>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<b>Discussion:</b>				
<b>Source:</b>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<b>Discussion:</b>				
<b>Source:</b>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<b>Discussion:</b>				
<b>Source:</b>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<b>Discussion:</b>				
<b>Source:</b>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>5. CULTURAL RESOURCES. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<b>Discussion:</b>				
<b>Source:</b>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<b>Discussion:</b>				
<b>Source:</b>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<b>Discussion:</b>				
<b>Source:</b>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>6. GEOLOGY AND SOILS. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X

<p>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 significant evidence of a known fault?</p> <p><i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i></p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>ii. Strong seismic ground shaking?</p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>iii. Seismic-related ground failure, including liquefaction and differential settling?</p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>iv. Landslides?</p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>v. Coastal cliff/bluff instability or erosion?</p> <p><i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).</i></p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>6.b. Result in significant soil erosion or the loss of topsoil?</p>				X
<p><b>Discussion:</b></p> <p><b>Source:</b></p>				
<p>6.c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and</p>				X

potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				
<b>Discussion:</b>				
<b>Source:</b>				
6.d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
<b>Discussion:</b>				
<b>Source:</b>				
6.e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>7. CLIMATE CHANGE.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<b>Discussion:</b>				
<b>Source:</b>				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<b>Discussion:</b>				
<b>Source:</b>				

7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<b>Discussion:</b> <b>Source:</b>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<b>Discussion:</b> <b>Source:</b>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<b>Discussion:</b> <b>Source:</b>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<b>Discussion:</b> <b>Source:</b>				
7.g. Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<b>Discussion:</b> <b>Source:</b>				

<b>8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<b>Discussion:</b> <b>Source:</b>				
8.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?				X
<b>Discussion:</b> <b>Source:</b>				
8.c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<b>Discussion:</b> <b>Source:</b>				
8.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?				X
<b>Discussion:</b> <b>Source:</b>				

8.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
<b>Discussion:</b> <b>Source:</b>				
8.f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
<b>Discussion:</b> <b>Source:</b>				
8.g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<b>Discussion:</b> <b>Source:</b>				
8.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?				X
<b>Discussion:</b> <b>Source:</b>				
8.i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
<b>Discussion:</b> <b>Source:</b>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X

<b>Discussion:</b>				
<b>Source:</b>				
8.k. 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?				X
<b>Discussion:</b>				
<b>Source:</b>				
8.l. Inundation by seiche, tsunami, or mudflow?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>9. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X
<b>Discussion:</b>				
<b>Source:</b>				
9.b. Significantly deplete groundwater supplies or interfere significantly 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)?				X

<b>Discussion:</b>					
<b>Source:</b>					
9.c.	Significantly 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 that would result in significant erosion or siltation on- or off-site?				X
<b>Discussion:</b>					
<b>Source:</b>					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
<b>Discussion:</b>					
<b>Source:</b>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
<b>Discussion:</b>					
<b>Source:</b>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<b>Discussion:</b>					
<b>Source:</b>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<b>Discussion:</b>					
<b>Source:</b>					

<b>10. LAND USE AND PLANNING. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Physically divide an established community?				X
<b>Discussion:</b>				
<b>Source:</b>				
10.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?				X
<b>Discussion:</b>				
<b>Source:</b>				
10.c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<b>Discussion:</b>				
<b>Source:</b>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<b>Discussion:</b>				
<b>Source:</b>				
10.e. Result in the introduction of activities not currently found within the community?				X
<b>Discussion:</b>				
<b>Source:</b>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry,				X

commercial facilities or recreation activities)?				
<b>Discussion:</b>				
<b>Source:</b>				
10.g. Create a significant new demand for housing?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>11. MINERAL RESOURCES.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
<b>Discussion:</b>				
<b>Source:</b>				
11.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?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>12. NOISE.</b> Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.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?				X

<b>Discussion:</b>				
<b>Source:</b>				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
<b>Discussion:</b>				
<b>Source:</b>				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b>				
<b>Source:</b>				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<b>Discussion:</b>				
<b>Source:</b>				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
<b>Discussion:</b>				
<b>Source:</b>				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>13. POPULATION AND HOUSING.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant 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)?				X
<b>Discussion:</b>				
<b>Source:</b>				
13.b. Displace existing housing ( <b>including low- or moderate-income housing</b> ), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>14. PUBLIC SERVICES.</b> Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the 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:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>15. RECREATION.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X
<b>Discussion:</b>				
<b>Source:</b>				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<b>Discussion:</b>				
<b>Source:</b>				

<b>16. TRANSPORTATION/TRAFFIC.</b> Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.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?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.b. Conflict with an applicable congestion management program, including, but not				X

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?				
<b>Discussion:</b>				
<b>Source:</b>				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.e. Result in inadequate emergency access?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.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?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<b>Discussion:</b>				
<b>Source:</b>				
16.h. Result in inadequate parking capacity?				X

**Discussion:**  
**Source:**

<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<b>Discussion:</b> <b>Source:</b>				
17.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?				X
<b>Discussion:</b> <b>Source:</b>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<b>Discussion:</b> <b>Source:</b>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<b>Discussion:</b> <b>Source:</b>				

<p>17.e. Result in a determination by the waste-water 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?</p>				<p>X</p>
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>17.f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?</p>				<p>X</p>
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>17.g. Comply with Federal, State, and local statutes and regulations related to solid waste?</p>				<p>X</p>
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>17.h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?</p>				<p>X</p>
<p><b>Discussion:</b> <b>Source:</b></p>				
<p>17.i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?</p>				<p>X</p>
<p><b>Discussion:</b> <b>Source:</b></p>				

<b>18. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Does the project have the potential to degrade the quality of the environment, significantly 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?				X
<b>Discussion:</b>				
<b>Source:</b>				
18.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.)				X
<b>Discussion:</b>				
<b>Source:</b>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<b>Discussion:</b>				
<b>Source:</b>				

**RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:			

<b>MITIGATION MEASURES</b>		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

**DETERMINATION** (to be completed by the Lead Agency).

On the basis of this initial evaluation:

  X   I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

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 of the mitigation measures in the discussion have been included as part of the proposed project. A 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.

\_\_\_\_\_



\_\_\_\_\_

(Signature)

Planner III

\_\_\_\_\_

(Title)

7/26/2017

\_\_\_\_\_

Date