

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.

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