

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: "San Mateo County 2022-2031 Housing Element Update," when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: N/A

OWNER: N/A

APPLICANT: County of San Mateo Planning and Building Department

NAME OF PERSON UNDERTAKING THE PROJECT OR RECEIVING THE PROJECT APPROVAL (IF DIFFERENT FROM APPLICANT): N/A

ASSESSOR'S PARCEL NO.: Various; countywide

LOCATION: Unincorporated San Mateo County; countywide

PROJECT DESCRIPTION

The project is a General Plan Amendment replacing the current Housing Element of the County's General Plan, covering the period from 2014 to 2022, with a revised Housing Element covering the state-mandated Planning Period from 2022 to 2031.

State law requires jurisdictions to periodically update the Housing Element of their General Plan; the update schedule, process and the contents of the Housing Element are also regulated by state law. The updated Housing Element covers the period from 2022 to 2031, and on adoption will replace the prior Housing Element, adopted by the Board of Supervisors in 2014. Consistent with state law, the revised Housing Element: (1) provides an updated assessment of the County's existing and projected housing needs; (2) identifies opportunities and constraints relevant to meeting those needs; (3) evaluates the effectiveness of current housing programs; and (4) develops new policies, programs, and quantified objectives to meet identified housing needs in unincorporated areas. The draft Housing Element is organized into an introduction and executive summary, two main sections, and multiple appendices, as described below:

- Introduction and Executive Summary. This section explains the scope and purpose of the Housing Element and its relationship to other County plans and programs, and briefly summarizes the contents of the Housing Element.
- Housing Plan. This section includes the County housing goals, policies and programs intended to address the County's identified housing needs and address barriers to the provision of housing, and the County's quantified objectives for housing development over the 2022-2031 period.

- Regional Housing Needs Allocation. This section summarizes the County’s Regional Housing Needs Allocation (RHNA, discussed below), and describes the County’s ability to meet its RHNA obligations, including a summary of the analysis contained in Appendix E.
- Appendix A: Demographics, Housing Conditions and Housing Needs. This section contains detailed assessment of current and projected housing conditions and housing needs in the unincorporated County, for all areas and all segments of County population.
- Appendix B: Constraints to Housing Production. This section assesses various constraints to housing production, including governmental and non-governmental constraints, environmental factors, and others.
- Appendix C: Housing Resources. This section describes existing resources for housing production and assistance, including governmental and non-governmental resources.
- Appendix D: Review of 5th Cycle Housing Element. This section summarizes the status and outcomes of the policies and programs incorporated in the 2014-2022 Housing Element.
- Appendix E: Adequate Housing Sites Inventory. Appendix E presents a full inventory of all sites available for development or redevelopment as housing over the next eight years, to meet the County’s 2022-2031 RHNA for all income levels.
- Appendix F: Public Participation and Input. This appendix summarizes the outreach, participation, and public input and comment involved in updated the Housing Element, as well as the response to input and comment incorporated in the draft Housing Element.
- Appendix G: Fair Housing Assessment. Appendix G and Appendices G-1 through G-5, listed below, constitute an assessment of fair housing conditions and needs in the unincorporated County, and summarizes policies intended to address fair housing issues.
- Appendix G-1: AFFH Maps and Tables
- Appendix G-2: Resident Survey
- Appendix G-3: Disparate Access to Educational Opportunities
- Appendix G-4: State Fair Housing Laws and Regulations
- Appendix G-5: Fair Housing Action Plan

A core component of the Housing Element is a demonstration that the County can meet its Regional Housing Needs Allocation, or “RHNA.” The RHNA is the County’s share of overall regional housing need, as determined by the State of California and the Association of Bay Area Governments, for the eight years of the Housing Element cycle. For the 2022-2031 cycle, the unincorporated County has been assigned a RHNA of 2,833 units, divided into four income levels: very low, low, moderate, and above moderate. The Housing Element must show that there are sufficient feasibly developable or redevelopable sites, in combination with development already in the pipeline and projected accessory dwelling unit and SB 9¹ development to match the County’s RHNA, in total and by income category, or must incorporate policies to address any shortfall.

1. SB 9 is a state law adopted in 2021, allowing small-scale multifamily development and subdivisions of existing single-family zoned properties.

The Adequate Sites Inventory appendix contains the Housing Element's detailed assessment of all developable and redevelopable parcels in the unincorporated County, as well as an inventory of projects currently underway, and projections of likely development of accessory dwelling units and small-scale multifamily development pursuant to SB 9 over the next eight years. While the County has sufficient development capacity to meet its overall RHNA, there is a shortfall in capacity for lower-income categories. The Housing Element addresses this shortfall by the proposed rezoning of three County areas from commercial, industrial, and low-density residential zoning to zoning for by-right residential development at densities of over 80 and up to 120 units per acre. However, these rezonings are incorporated in the Housing Element as future programs which will be initiated at a later date, accompanied by separate environmental review.

The updated Housing Element is a policy document, and its adoption would not, in itself, produce environmental impacts. The Housing Element contains an inventory of existing and future programs intended to address the County's housing needs, but does not in itself alter any land use or development regulations, impact the developability or development intensity of any property, or directly or indirectly cause any development to occur. As noted, the Housing Element does propose that the County undertake several rezoning future rezoning programs that would alter the type and intensity of development allowed in multiple areas of the County, in order to meet a shortfall of sites for the development of higher-density housing suitable for lower-income groups. However, details of these rezoning programs are not yet known, and any future implementation would require discretionary legislative action by the Board of Supervisors, making the analysis of any potential environmental impacts of such programs speculative at this time. In addition, separate environmental review will be completed when the rezoning programs are fully developed and implemented. Adoption of the Housing Element constitutes neither approval nor adoption of the proposed future rezonings.

The full draft San Mateo County 2022-2031 Housing Element is available here: <https://www.smcgov.org/media/142367/download?attachment>

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Department 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:

No mitigation measures are required.

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: May 3, 2023 to June 9, 2023

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.**, June 9, 2023.

CONTACT PERSON

Will Gibson
Project Planner, 628-222-3082
wgibson@smcgov.org



Will 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:** San Mateo County 2022-2031 Housing Element Update
2. **County File Number:** N/A
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, 628-222-3082
5. **Project Location:** Unincorporated San Mateo County, countywide
6. **Assessor's Parcel Number and Size of Parcel:** N/A; countywide
7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City CA 94063
8. **Name of Person Undertaking the Project or Receiving the Project Approval (if different from Project Sponsor):** N/A
9. **General Plan Designation:** Varies; countywide
10. **Zoning:** Varies; countywide
11. **Description of the Project:** The project is a General Plan Amendment replacing the current Housing Element of the County's General Plan, covering the period from 2014 to 2022, with a revised Housing Element covering the state-mandated planning period from 2022 to 2031.

State law requires jurisdictions to periodically update the Housing Element of their General Plan; the update schedule, process and the contents of the Housing Element are also regulated by state law. The proposed updated Housing Element covers the period from 2022 to 2031, and upon adoption will replace the prior Housing Element, adopted by the Board of Supervisors in 2014. Consistent with state law, the revised Housing Element: (1) provides an updated assessment of the County's existing and projected housing needs; (2) identifies opportunities and constraints relevant to meeting those needs; (3) evaluates the effectiveness of current housing programs; and (4) develops new policies, programs, and quantified objectives to meet identified housing needs in unincorporated areas. The draft Housing Element is organized into an introduction and executive summary, two main sections, and multiple appendices, as described below:

- Introduction and Executive Summary. This section explains the scope and purpose of the Housing Element and its relationship to other County plans and programs, and briefly summarizes the contents of the Housing Element.

- Housing Plan. This section includes the County housing goals, policies and programs intended to address the County’s identified housing needs and address barriers to the provision of housing, and the County’s quantified objectives for housing development over the 2022-2031 period.
- Regional Housing Needs Allocation. This section summarizes the County’s Regional Housing Needs Allocation (RHNA, discussed below), and describes the County’s ability to meet its RHNA obligations, including a summary of the RHNA analysis contained in Appendix E.
- Appendix A: Demographics, Housing Conditions and Housing Needs. This section contains detailed assessment of current and projected housing conditions and housing needs in the unincorporated County, for all areas and all segments of County population.
- Appendix B: Constraints to Housing Production. This section assesses various constraints to housing production, including governmental and non-governmental constraints, environmental factors, and others.
- Appendix C: Housing Resources. This section describes existing resources for housing production and assistance, including governmental and non-governmental resources.
- Appendix D: Review of 5th Cycle Housing Element. This section summarizes the status and outcomes of the policies and programs incorporated in the 2014-2022 Housing Element (also referred to as the “5th Cycle Housing Element”).
- Appendix E: Adequate Housing Sites Inventory. Appendix E presents a full inventory of all sites available for development or redevelopment as housing over the next eight years, to meet the County’s 2022-2031 RHNA for all income levels.
- Appendix F: Public Participation and Input. This appendix summarizes the outreach, participation, and public input and comment involved in updated the Housing Element, as well as the response to input and comment incorporated in the draft Housing Element.
- Appendix G: Fair Housing Assessment. Appendix G and Appendices G-1 through G-5, listed below, constitute an assessment of fair housing conditions and needs in the unincorporated County, and summarizes policies intended to address fair housing issues.
- Appendix G-1: Affirmatively Furthering Fair Housing (AFFH) Maps and Tables
- Appendix G-2: Resident Survey
- Appendix G-3: Disparate Access to Educational Opportunities
- Appendix G-4: State Fair Housing Laws and Regulations
- Appendix G-5: Fair Housing Action Plan

A core component of the Housing Element is a demonstration that the County can meet its Regional Housing Needs Allocation, or “RHNA.” The RHNA is the County’s share of overall regional housing need, as determined by the State of California and the Association of Bay Area Governments, for the eight years of the Housing Element cycle. For the 2022-2031 cycle, the unincorporated County has been assigned a RHNA of 2,833 units, divided into four income levels: very low, low, moderate, and above moderate. The Housing Element must show that there are sufficient feasibly developable or redevelopable sites, in combination with development already in the pipeline and projected accessory dwelling unit and SB 9¹

1. SB 9 is a state law adopted in 2021, allowing small-scale multifamily development and subdivisions of existing single-family zoned properties.

development to match the County's RHNA, in total and by income category, or must incorporate policies to address any shortfall.

The Adequate Sites Inventory appendix contains the Housing Element's detailed assessment of all developable and redevelopable parcels in the unincorporated County, as well as an inventory of projects currently underway, and projections of likely development of accessory dwelling units and small-scale multifamily development pursuant to SB 9 over the next eight years. While the County has sufficient development capacity to meet its overall RHNA, there is a shortfall in capacity for lower-income categories. This shortfall is addressed by recommending the future rezoning of three County areas from commercial, industrial, and low-density residential zoning to zoning for by-right residential development at densities of over 80 and up to 120 units per acre. However, these rezonings are incorporated in the Housing Element as future programs which will be initiated at a later date, pursuant to subsequent discretionary approvals, and accompanied by separate environmental review.

The updated Housing Element is a policy document, and its adoption would not, in itself, produce any change in the physical environment or any environmental impacts. The Housing Element contains an inventory of existing and future programs intended to address the County's housing needs, but does not in itself alter any land use or development regulations, impact the developability or development intensity of any property, or directly or indirectly cause any development to occur. As noted, the Housing Element does propose that the County undertake several rezoning future rezoning programs that would alter the type and intensity of development allowed in three areas of the County, in order to meet a shortfall of sites for the development of higher-density housing suitable for lower-income groups. However, these programs, when implemented, would constitute separate discretionary legislative acts accompanied by separate, complete environmental review. Adoption of the Housing Element constitutes neither approval nor adoption of the proposed future rezonings, and any analysis of the potential environmental effects of such rezonings is speculative at this time. In addition, any development assisted or advanced by programs included in the Housing Element would be subject to all relevant County and other land use, development, and other regulations. Some of that development may be permitted by right, or on a ministerial basis, while the remainder may be discretionary and subject to its own separate environmental review, but all such development potential, and any related environmental impact, is part of the current existing condition—the Housing Element would not modify any potentially applicable zoning regulations or other development regulations.

The updated Housing Element [Introduction](#) and [Executive Summary](#) are attached, and provide a more detailed project description. The full draft San Mateo County 2022-2031 Housing Element is available here: <https://www.smcgov.org/media/142367/download?attachment>

12. **Surrounding Land Uses and Setting:** Various (countywide)
13. **Other Public Agencies Whose Approval is Required:** No other agency approvals are required prior to adoption of the updated Housing Element. However, the City/County Association of Governments and Airport Land Use Commission must review the Housing Element for compliance with airport land use policies, and the California Department of

Housing and Community Development must review the Housing Element for compliance with state law.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** In accordance with the requirements of Public Resources Code 21080.3.1, the County has notified those Native American tribes both traditionally and culturally affiliated with the project area, including those tribes which have requested notification for all relevant projects. These tribes were notified via certified mail and email. As of this date, no responses have been received.

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		Energy		Public Services
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation
	Biological Resources		Land Use/Planning		Tribal Cultural Resources
	Climate Change		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Wildfire
	Geology/Soils		Population/Housing		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 Environmental Impact Report (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 California Environmental Quality Act (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. AESTHETICS. Except as provided in Public Resources Code Section 21099, 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 substantial adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				x
Discussion: The updated Housing Element is a policy document, and its adoption would not, in itself, produce any change in the physical environment or any environmental impacts. The Housing Element contains an inventory of existing and future programs intended to address the County’s					

housing needs, but does not in itself alter any land use or development regulations, impact the developability or development intensity of any property, or directly or indirectly cause any development to occur. As noted, the Housing Element does propose that the County undertake several rezoning future rezoning programs that would alter the type and intensity of development allowed in three areas of the County, in order to meet a shortfall of sites for the development of higher-density housing suitable for lower-income groups. However, these programs, when implemented, would constitute separate discretionary legislative acts accompanied by separate, complete environmental review. Adoption of the Housing Element constitutes neither approval nor adoption of the proposed future rezonings, and any analysis of the potential environmental effects of such rezonings is speculative at this time. In addition, any development assisted or advanced by programs included in the Housing Element would be subject to all relevant County and other land use, development, and other regulations. Some of that development may be permitted by right, or on a ministerial basis, while the remainder may be discretionary and subject to its own separate environmental review, but all such development potential, and any related environmental impact, is part of the current existing condition—the Housing Element would not modify any potentially applicable zoning regulations or other development regulations.

The project has no potential to impact scenic vista, views from existing residential areas, public lands, water bodies, or roads.

Source:

1.b. Substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				x
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to substantially damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Source:

1.c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				x
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<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings, such as significant change in topography or ground surface relief features, and/or development on a ridgeline in non-urban areas, nor to conflict applicable zoning and other regulations governing scenic quality in urban areas.</p> <p>Source:</p>					
1.d.	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p> <p>Source:</p>					
1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause, or induce development adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.</p> <p>Source:</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with applicable General Plan or Zoning Ordinance provisions.</p> <p>Source:</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to visually intrude into an area having natural scenic qualities.</p> <p>Source:</p>					

2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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 forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	<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

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to 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.

Source:

2.b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				x
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract.

Source:

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?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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> <p>Source:</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?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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> <p>Source:</p>				
2.e. Result in damage to soil capability or loss of agricultural land?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in damage to soil capability or loss of agricultural land.</p> <p>Source:</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))? <i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i>				x

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to 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)).

Source:

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with or obstruct implementation of the applicable air quality plan.

Source:

3.b. 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?				x

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to 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.

Source:

3.c. Expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District?				x

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to expose sensitive receptors to substantial pollutant concentrations, as defined by the Bay Area Air Quality Management District.

Source:

3.d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				x
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Source:

4. BIOLOGICAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				x

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service.

Source:

4.b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the				x
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California Department of Fish and Wildlife or U.S. Fish and Wildlife Service or National Marine Fisheries Service?				
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have a substantial 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 or National Marine Fisheries Service.</p> <p>Source:</p>				
4.c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>Source:</p>				
4.d. Interfere substantially 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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to Interfere substantially 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.</p> <p>Source:</p>				
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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

The project has no potential to 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).

Source:

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
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan.

Source:

4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				x
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts..

The project has no potential to cause or induce development inside or within 200 feet of a marine or wildlife reserve.

Source:

4.h. Result in loss of oak woodlands or other non-timber woodlands?				x
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to result in loss of oak woodlands or other non-timber woodlands.

Source:

5. CULTURAL RESOURCES. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				x

<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.</p> <p>Source:</p>					
5.b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5.</p> <p>Source:</p>					
5.c.	Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to disturb any human remains, including those interred outside of formal cemeteries.</p> <p>Source:</p>					

<p>6. ENERGY. Would the project:</p>					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
6.a.	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.</p>					

Source:					
6.b.	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency.</p> <p>Source:</p>					

7. GEOLOGY AND SOILS. Would the project:					
		Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
7.a.	Directly or indirectly cause potential substantial 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 substantial 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>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.</p> <p>Source:</p>					
	ii. Strong seismic ground shaking?				x

<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to strong seismic ground shaking.</p> <p>Source:</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to seismic-related ground failure, including liquefaction and differential settling.</p> <p>Source:</p>				
iv. Landslides?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to landslides.</p> <p>Source:</p>				
v. Coastal cliff/bluff instability or erosion? <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>				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death due to coastal cliff/bluff instability or erosion.</p> <p>Source:</p>				
7.b. Result in substantial soil erosion or the loss of topsoil?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in substantial soil erosion or the loss of topsoil.</p>				

Source:					
7.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development on sites located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse.</p> <p>Source:</p>					
7.d.	Be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause, induce or otherwise implicate development on expansive soil, as defined in Table 18-1-B of Uniform Building Code, creating substantial direct or indirect risks to life or property.</p> <p>Source:</p>					
7.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development on sites with 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.</p> <p>Source:</p>					
7.f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				x

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Source:

8. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment.</p> <p>Source:</p>				
8.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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</p> <p>Source:</p>				
8.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

<p>The project has no potential to 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</p> <p>Source:</p>					
8.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels.</p> <p>Source:</p>					
8.e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people or structures to a significant risk of loss, injury or death involving sea level rise.</p> <p>Source:</p>					
8.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or induce development within a 100-year flood hazard area.</p> <p>Source:</p>					
8.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p>Source:</p>					

9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> <p>Source:</p>				
9.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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.</p> <p>Source:</p>				
9.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> <p>Source:</p>				

9.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and has no potential to create a significant hazard to the public or the environment.</p> <p>Source:</p>				
9.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 or excessive noise for people residing or working in the project area?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in a safety hazard or excessive noise for people residing or working in the project area.</p> <p>Source:</p>				
9.f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p>Source:</p>				
9.g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

<p>The project has no potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.</p> <p>Source:</p>					
9.h.	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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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.</p> <p>Source:</p>					
9.i.	Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to place within an existing 100-year flood hazard area structures that would impede or redirect flood flows.</p> <p>Source:</p>					
9.j.	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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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 impact.</p> <p>Source:</p>					
9.k.	Inundation by seiche, tsunami, or mudflow?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause or be impacted by inundation by seiche, tsunami, or mudflow.</p> <p>Source:</p>					

10. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality (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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p> <p>Source:</p>				
10.b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of any basin.</p> <p>Source:</p>				
10.c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				x
i. Result in substantial erosion or siltation on- or off-site;				x

<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially alter the existing drainage pattern of any sites or areas, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.</p> <p>The project has no potential to result in substantial erosion or siltation on or off of any sites.</p> <p>Source:</p>				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off of any sites.</p> <p>Source:</p>				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p>Source:</p>				
iv. Impede or redirect flood flows?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impede or redirect flood flows.</p> <p>Source:</p>				
10.d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

<p>The project has no potential to risk release of pollutants due to inundation in flood hazard, tsunami, or seiche zones.</p> <p>Source:</p>				
10.e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.</p> <p>Source:</p>				
10.f. Significantly degrade surface or groundwater water quality?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to significantly degrade surface or groundwater water quality.</p> <p>Source:</p>				
10.g. Result in increased impervious surfaces and associated increased runoff?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to impact result in increased impervious surfaces and associated increased runoff.</p> <p>Source:</p>				

11. LAND USE AND PLANNING. 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. Physically divide an established community?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to physically divide an established community.</p>				

Source:				
11.b. Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p> <p>Source:</p>				
11.c. 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, commercial facilities or recreation activities)?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas.</p> <p>Source:</p>				

12. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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.</p>				

Source:				
12.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
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to 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.</p> <p>Source:</p>				

13. NOISE. 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>
13.a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>Source:</p>				
13.b. Generation of excessive ground-borne vibration or ground-borne noise levels?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate excessive ground-borne vibration or ground-borne noise levels.</p> <p>Source:</p>				
13.c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been				x

<p>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?</p>				
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people residing or working in the project area to excessive noise levels.</p> <p>Source:</p>				

<p>14. POPULATION AND HOUSING. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>14.a. Induce substantial unplanned 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)?</p>				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to Induce substantial unplanned population growth in an area, either directly or indirectly.</p> <p>Source:</p>				
<p>14.b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.</p> <p>Source:</p>				

<p>15. PUBLIC SERVICES. Would the project result in substantial 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</p>

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>
15.a. Fire protection?				x
15.b. Police protection?				x
15.c. Schools?				x
15.d. Parks?				x
15.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in substantial 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 public services.</p> <p>Source:</p>				

16. RECREATION. 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. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.</p> <p>Source:</p>				

16.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not include recreational facilities or have the potential to require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.</p> <p>Source:</p>				

17. TRANSPORTATION. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
17.a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and parking.</p> <p>Source:</p>				
17.b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) <i>Criteria for Analyzing Transportation Impacts</i> ? <i>Note to reader: Section 15064.3 refers to land use and transportation projects, qualitative analysis, and methodology.</i>				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts</p> <p>The project has no potential to conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b).</p> <p>Source:</p>				

17.c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially increase hazards due to a geometric design feature or incompatible uses.</p> <p>Source:</p>				
17.d. Result in inadequate emergency access?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to result in inadequate emergency access.</p> <p>Source:</p>				

18. TRIBAL CULTURAL RESOURCES. Would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
18.a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				x
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p>				

The project has no potential cause any change, including any substantial adverse change, in the significance of any tribal cultural resource, including those defined in Public Resources Code Section 21074 as either a site, feature, place or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

Source:

<p>ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1. (In applying the criteria set forth in Subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)</p>				<p>x</p>
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Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to impact any resource determined by the lead agency to be significant pursuant to criteria set forth in Subdivision (c) of Public Resources Code Section 5024.1.

Source:

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>19.a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p>				<p>x</p>

Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.

The project has no potential to require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

Source:				
19.b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to require water supply or implicate water capacity.</p> <p>Source:</p>				
19.c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to require any determination of capacity by any wastewater provider.</p> <p>Source:</p>				
19.d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to generate solid waste in any amount.</p> <p>Source:</p>				
19.e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has not potential to implicate Federal, State, and local management and reduction statutes and regulations related to solid waste.</p> <p>Source:</p>				

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impacts	Significant Unless Mitigated	Less Than Significant Impact	No Impact
20.a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially impair an adopted emergency response plan or emergency evacuation plan.</p> <p>Source:</p>				
20.b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.</p> <p>Source:</p>				
20.c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project does not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.</p> <p>Source:</p>				
20.d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a				x

result of runoff, post-fire slope instability, or drainage changes?				
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.</p> <p>Source:</p>				

21. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>21.a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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?</p>				X
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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.</p> <p>Source:</p>				
<p>21.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</p>				X

projects, and the effects of probable future projects.)				
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>Because the proposed Housing Element is a set of goals and policies to facilitate future projects that could occur within the timeframe of the General Plan, the proposed Housing Element itself represents the cumulative development scenario for the reasonably foreseeable future within the unincorporated area of the County. Therefore, the analysis presented in this Initial Study generally represents a cumulative analysis, and the project has no impacts that are individually limited, but cumulatively considerable.</p> <p>Source:</p>				
21.c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				x
<p>Discussion: See discussion in Section 1.a, which explains why the project will not directly or indirectly result in any foreseeable environmental impacts.</p> <p>The project has no potential to have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.</p> <p>Source:</p>				

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

AGENCY	YES	NO	TYPE OF APPROVAL
Bay Area Air Quality Management District		x	
Caltrans		x	
City		x	
California Coastal Commission		x	
California Department of Food and Agriculture		x	
County Airport Land Use Commission (ALUC)		x	
Other: _____			
National Marine Fisheries Service		x	
Regional Water Quality Control Board		x	
San Francisco Bay Conservation and Development Commission (BCDC)		x	

AGENCY	YES	NO	TYPE OF APPROVAL
Sewer/Water District:		x	
State Department of Fish and Wildlife		x	
State Department of Public Health		x	
State Water Resources Control Board		x	
U.S. Army Corps of Engineers (CE)		x	
U.S. Environmental Protection Agency (EPA)		x	
U.S. Fish and Wildlife Service		x	

MITIGATION MEASURES		
	<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:

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 MITIGATED NEGATIVE DECLARATION will be prepared.

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



(Signature)

Planner III

4/25/23

Date

(Title)

INTRODUCTION

The 2023-2032 (Cycle 6) Housing Element of the San Mateo County General Plan constitutes an assessment of the County's current and future housing needs, and presents a housing plan with goals, policies, and specific programs to meet those needs over the next 8 years and beyond. The Housing Element is the document the County uses to:

- Analyze current and future housing needs for all areas, communities, and residents of the unincorporated County, for all types of housing
- Identify existing and potential housing constraints, resources, and opportunities
- Establish the County's housing objectives, and a housing plan including policies and programs to achieve them
- Identify sufficient developable housing sites to meet the County's estimated share of projected regional housing need over the next 8 years

Like other jurisdictions in San Mateo County, the larger region, and increasingly all parts of the state, the County continues to face severe housing pressures, rising housing costs, and housing shortages of all kinds, particularly for lower-income groups, special needs populations, and other residents who face distinct housing burdens. In addition, housing shortages in urbanized areas throughout the region have contributed to sprawling and inefficient development patterns, loss of open space and damage to natural resources, and increasingly long worker commutes with concomitant increased automobile traffic, greenhouse gas emissions, and contributions to climate change.

The overarching aim of the Housing Element is to address these conditions, by promoting the production of housing sufficient to meet the current and projected housing needs of the County's diverse communities, preserving and improving existing affordable housing, encouraging and facilitating development in locations near employment, services and infrastructure, and balancing the challenges of protecting the County's valuable resources and preserving the unique character of the County's communities, while helping provide sufficient, suitable housing for all residents. To that end, the Housing Element establishes the following broad goals, each implemented by more specific policies, and detailed programs with quantified objectives:

- Protect Existing Affordable Housing Stock
- Support New Housing for Extremely Low to Moderate-Income Households
- Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services
- Promote Equal Housing Opportunities
- Promote Equity through Housing Policy and Investments
- Require or Encourage Energy Efficiency, Resource Conservation, and Climate Resiliency Design in New and Existing Housing

The goals, policies and programs of the Housing Element are consistent with and advance the County's adopted Shared Vision, which informs all of the County's work:

Healthy and Safe Community. Our neighborhoods are safe and provide residents with access to quality health care and seamless services.

Prosperous Community. Our economic strategy fosters innovation in all sectors, creates jobs, builds community and educational opportunities for all residents.

Livable Community. Our growth occurs near transit, promotes affordable, livable connected communities.

Environmentally Conscious. Our natural resources are preserved through environmental stewardship, reducing our carbon emissions, and using energy, water and land more efficiently.

Collaborative Community. Our leaders forge partnerships, promote regional solutions, with informed and engaged residents, and approach issues with fiscal accountability and concern for future impacts.

ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized in the following sections:

- Introduction and Executive Summary
- Housing Plan: Goals, Policies and Programs
- Regional Housing Needs Assessment and Adequate Sites Inventory
- Background Appendices:
 - A. Demographics, Housing Conditions and Needs
 - B. Housing Constraints Analysis
 - C. Housing Resources
 - D. Assessment of Prior (2014-2022) Housing Element
 - E. Detailed Sites Inventory and Methodology
 - F. Public Outreach and Participation
 - G. Analysis of Fair Housing

EXECUTIVE SUMMARY

HOUSING PLAN: GOALS, POLICIES AND PROGRAMS

Section 1 of the Housing Element contains the County's Housing Plan, which presents the goals, policies and programs for addressing the County's housing needs, resources and constraints described in the Housing Element. The section is divided by six overarching housing goals:

- Protect Existing Affordable Housing Stock
- Support New Housing for Extremely Low to Moderate-Income Households
- Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services
- Promote Equal Housing Opportunities

- Promote Equity through Housing Policy and Investments
- Require or Encourage Energy Efficiency, Resource Conservation, and Climate Resiliency Design in New and Existing Housing

The policies and implementing programs for each goal are presented in detail in Section 1, along with the department, agency, or other entity responsible for implementation, the timeframe for implementation, and specific implementation targets. A summary of key policies includes the following:

Support Conservation and Rehabilitation of Viable Deteriorating Housing by:

- Funding rehabilitation of lower-income, deed-restricted, multifamily rental properties.
- Supporting home repair programs operated by nonprofit agencies.
- Encouraging lead mitigation and energy, water, and resilience/weatherization retrofits in naturally occurring affordable housing stock.
- Incentivizing retrofits for energy, seismic upgrades, weatherization, and water efficiency appliances in existing affordable housing.

Continue to Prohibit Conversions of Rental Housing to Condominium Ownership.

Retain Existing Lower-Income Units, especially those at risk of conversion to market rate housing, by:

- Monitoring managing the County's stock of units with affordability restrictions to ensure units remain affordable.
- Responding to notices of intent to convert assisted affordable housing projects to market-rate housing.
- Studying extending affordability terms on County loans to 99 years.

Continue to Provide Rent Subsidies to Lower-Income Households.

Protect the County's Mobile Home Park Tenants, by:

- Regulating potential closure of parks and mitigating impacts on residents.
- Regulating mobile home rent increases.
- Monitoring park operations and rents to ensure compliance with County regulations, and improving data systems to support reporting required of mobile home park owners/operators.
- Creating a system to automate mobile-home complaint distribution and response.
- Studying policies and funding to preserve mobile home parks as affordable through conversion of ownership or control to resident organizations, nonprofit sponsors, land trusts, or local public entities.

Support Community Resources for Landlords and Tenants, by providing financial support to community-based organizations working to educate landlords and tenants about their rights and responsibilities and providing referrals, mediation and other assistance.

Minimize Displacements Due to Code Enforcement by coordinating all code enforcement actions that have the potential to result in displacement with the Housing Department.

Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs, including by:

- Implementing additional zoning updates in North Fair Oaks consistent with the Community Plan.
- Assessing implementation of the North Fair Oaks Community Plan and determining amendments to meet community needs and fair housing and equity goals.
- Rezoning one vacant residential parcel included in consecutive Housing Element Sites Inventories, to comply with state law.
- Monitoring housing production against the County's RHNA and adjusting implementation strategies and policies and programs as needed.

Encourage Residential Uses in Commercial and other Non-Residential Zones, by:

- Adding residential uses as ministerially permitted uses in specific commercial areas and zoning districts in North Fair Oaks.
- Exploring other County non-residential areas for rezoning to permit mixed use and residential development.
- Pursuing opportunities for acquisition and/or rehabilitation of sites for affordable housing development, including conversion of commercial and other properties.
- Investigating opportunities for affordable housing development on lands owned by school districts and faith-based organizations.

Encourage Residential Mixed-Use and Transit Oriented Development, by:

- Encouraging and facilitating infill development on vacant or redevelopable lots in already developed areas.
- Including policies and regulations encouraging transit-oriented development in revisions to area plans.

Support Development of Affordable and Special Needs Housing on Available Sites, by

- Refining GIS-based mapping applications to inform developers of housing sites.

- Continuing to expedite permit review and waive planning and building fees for projects providing housing affordable to lower-income households, including seniors, special needs populations, and persons with disabilities.
- Continuing to support infrastructure expansion and identify opportunities for County assistance with infrastructure improvements to support housing.
- Investigating and refining the list of County-owned parcels, including surplus and underutilized properties with potential for affordable housing, and working to make those parcels available for affordable housing development.

Continue to Apply the County's Local Density Bonus Ordinance to grant density bonuses to all eligible projects, and further amend the ordinance applicable in the Coastal Zone to incorporate California Coastal Commission direction.

Continue to Use Available Funds to Increase the Supply of Lower-Income Affordable Housing through support for site acquisition and new construction.

Continue to Use Available Funding to Support Affordable Housing and Supportive Services for Special Needs Populations, investigate new resources for these activities and adopt building design standards and permitting procedures to require and encourage units appropriate for special needs groups.

Increase Accessibility of Housing by encouraging and requiring developers to use Universal Design elements for new construction, and by adopting formal reasonable accommodation procedures.

Incentivize and Support Affordable Housing Opportunities for Large Family Households by funding affordable family housing for large families with lower incomes and encouraging housing developments assisted by the Housing Department to include larger units.

Support the Development of Housing for Farm Laborers, and Monitor the Quality and Safety of Farm Labor Housing Sites, by:

- Advocating for federal/state legislation and funding for programs to provide housing for farmworkers.
- Continuing to use local funding to support farm worker housing programs, and identifying additional local funding.
- Collaborating with housing developers to identify sites for affordable housing for farmworkers, and with local partners to assess opportunities to expand and/or renovate existing farm labor housing sites.
- Monitoring and inspecting farm labor housing sites to assess the health and safety of employees.
- Engaging with community organizations, regional groups, agricultural stakeholders, and regulatory agencies to identify barriers to new affordable farmworker housing.
- Completing a farmworker laborer demographics study to understand the composition and characteristics of the County's farmworker population.

Provide Affordable Housing Opportunities and Supportive Services to Homeless Individuals and Families, by:

- Continuing to use federal, state and local funds to support emergency, interim, and permanent housing.
- Continuing to require that at least 5% of units in affordable housing projects funded with local funds are set aside for homeless households, and prioritizing projects that set aside 20% or more of units for the homeless.
- Securing local, state and federal funding to acquire and operate interim and permanent supportive housing.
- Continuing to support community-based organizations that provide rapid rehousing, housing navigation services and other homelessness prevention efforts.
- Continuing to support the County's Center on Homelessness by implementing housing strategies promulgated through the Ending Homelessness in San Mateo County report.

Assist and Support the Development of Housing for Extremely Low-Income Households of All Types, by promoting inclusion of rental and ownership housing priced for extremely low-income households in all possible housing developments and other new housing created, assisted, or incentivized by County policies, and providing targeted financial and other assistance for creation of housing for extremely low-income households as part of funding programs provided by the County.

Continue County Participation in and Facilitation of Inter-Jurisdictional and Cross-Sectoral Collaborations for housing planning and development.

Strengthen and Clarify County Inclusionary Housing Requirements, by considering adding inclusionary requirements for larger-scale single-family residential developments, modifying administrative guidelines for the Inclusionary Ordinance to provide clarity and flexibility, and exploring revisions to in-lieu fee, off-site, and land dedication options to ensure these are consistent with the intent to promote sufficient affordable housing.

Continue to Impose and Collect the County's Existing Affordable Housing Impact Fee while undertaking a new nexus study determining current need and appropriate fee levels.

Encourage and Facilitate Accessory Dwelling Unit Development by:

- Implementing the County's ADU ordinance.
- Implementing the County's ADU amnesty program.
- Implementing an ADU permit streamlining program, which expedites permit processing for ADUs.
- Continuing to manage the "ADU One Stop Shop" pilot program.
- Administering the County-coordinated Second Unit Center, which offers technical assistance, guidance, best practices, and designs for residents interested in ADUs.
- Participating in HEART's multijurisdictional effort to create pre-approved ADU design templates.

Continue to Provide Support for Affordable Homeownership Opportunities for lower-income residents, including providing technical assistance to HEART for its first-time homebuyer program.

Continue to Support Programs That Facilitate Co-Living as a way to use existing housing stock to fit diverse housing needs and help both existing homeowners and residents seeking affordable housing.

Minimize Permit Processing Fees, by continuing fee reductions and waivers for affordable housing, and reviewing and potentially revising fee policy and procedures to clarify and streamline the process.

Update Parking Standards to reflect the parking needs of different types of affordable housing and transit-oriented-development.

Promote Community Participation in Housing Plans, by providing education materials and outreach regarding housing needs, and supporting efforts by nonprofits and jurisdictions to promote diverse community participation in the development, implementation, and monitoring of housing plans.

Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in appropriate area throughout the county, such as transit corridors and commercial areas.

Enforce Fair Housing Laws, by continuing to fund fair housing enforcement, education, and technical assistance.

Encourage the Development of Multi-Family Affordable Housing in High Opportunity Areas, as defined by the Department of Housing and California Department of Housing and Community Development.

Support Anti-Displacement and Preservation Efforts in Lower- Resourced Communities of Color by continuing to provide funding for preservation of existing affordable housing and creation of new affordable housing developments in Low Resource and High Segregation & Poverty Areas.

Promote the Hiring of Economically-Disadvantaged Workers and Certified Minority- and Women-Owned Business in the development or rehabilitation of affordable housing.

Promote Energy Conservation and Transition From Natural Gas to All-Electric Appliances In Existing Housing, by encouraging property owners and renters to access energy assessments, programs, and rebates, and promote solar roof systems and other passive solar devices in coordination with batteries in multifamily affordable housing.

SITES INVENTORY AND REGIONAL HOUSING NEEDS ASSESSMENT

A key component of the Housing Element is the identification of sufficient development capacity to meet the County's housing need over the 8 years of the Housing Element planning period. State law requires that every jurisdiction's Housing Element demonstrate that the jurisdiction has sufficient appropriately zoned developable or redevelopable land to accommodate the jurisdiction's share of regional housing need, as determined by the California Department of Housing and Community Development (HCD) and the local Council of Governments (COG). In the Bay Area, the COG is the Association of Bay Area Governments (ABAG), which estimates housing need for the region, and apportions a share of projected need to every jurisdiction; a jurisdiction's individual share of housing

need is its Regional Housing Needs Allocation, or RHNA. The RHNA includes both total projected residential units needed to meet demand over the next 8 years, and a breakdown of housing units needed by income level.

The County’s RHNA shown below. The County will need 2,833 housing units in total, with 811 units for very low-income households, 468 for low-income households, 433 for moderate-income households, and the remainder for above moderate-income households.

San Mateo County RHNA, 2022 - 2031

Income Category	% of County Area Median Income (AMI)	Units	% of Units
Very Low	0-50%	811	29%
Low	51-80%	468	17%
Moderate	81-120%	433	15%
Above Moderate	120% +	1,121	40%
Total		2,833	100%

Appendix E includes the full Adequate Sites Inventory and methodology, including:

- A detailed inventory and description of developable and redevelopable sites, divided into vacant single-family zoned sites, vacant multifamily zoned sites, and non-vacant multifamily zoned sites;
- Projects already planned, approved, entitled, or otherwise underway;
- Projected future development of accessory dwelling units (ADUs), and;
- Projected development pursuant to the provisions of the recently adopted State law SB 9, which facilitates small-scale multifamily development on single-family zoned parcels;
- A map of all sites identified to meet the County’s RHNA.

While the combination of these categories provides sufficient capacity for the County to meet its RHNA in total, as shown below, there is a deficit in very low-income category, and limited surplus capacity in the low-, and moderate-income categories of housing need. To account for this deficit, the Housing Element incorporates a Rezoning Program, Policy HE 11.3 of the Housing Plan. The Rezoning Program identifies 87 parcels constituting approximately 30 acres, located in the unincorporated Colma, Broadmoor, and Harbor Industrial areas, currently zoned either for commercial and industrial development, or for very low intensity residential development, that will be rezoned to provide additional capacity for residential development to meet the County’s RHNA. The County’s capacity to meet the RHNA, without rezoning and with rezoning, is shown in the tables below.

RHNA vs Development Capacity without Rezoning

Income Category	RHNA	Vacant Multifamily	Non-Vacant Redevelopable	Vacant SFR	Pipeline Projects	ADUs	SB 9 Units	Total Units	Surplus/ (Deficit)
Very Low	811	18	235	-	254	107	0	615	(197)
Low	468	17	235	-	196	107	0	556	88
Moderate	433	44	199	-	44	107	88	482	49

Above Moderate	1,121	183	630	385	147	36	88	1,469	348
Total	2,833	262	1,299	385	641	355	176	3,118	285

RHNA vs Development Capacity w/ Rezoning

Income Category	RHNA	Total Units	Original Surplus/ Deficit	Units from Rezoning	New Total Capacity	Surplus/ (Deficit) w/ Rezoning
Very Low	811	615	(197)	522	1,137	326
Low	468	556	88	504	1,060	592
Moderate	433	482	49	504	986	553
Above Moderate	1,121	1,469	348	404	1,873	752
Total	2,833	3,118	285	1,934	5,052	2,219

DEMOGRAPHICS, HOUSING CONDITIONS AND NEEDS

To help determine the amounts and types of housing needed in the unincorporated County, the Housing Element assesses demographics, housing supply and production trends, housing stock characteristics, housing costs, affordability, tenure, and other housing conditions, special needs populations, and various other factors that impact housing needs. This assessment is described in Appendix A. Key factors include:

Population. The unincorporated County’s population has grown moderately over the last decade, largely keeping pace with the growth of the County overall. At 66,000 residents as of 2020, unincorporated population remains approximately 8% of total County population. However, while population growth in the unincorporated County did not change dramatically, it still outpaced housing production.

Age. The County’s population is aging, with the greatest increase in the age groups over 55 years. However, there was also a significant increase in the 18 to 34-year-old age group, likely driven by an influx of younger workers. The aging of the County’s population may indicate changes in the types of housing required for older residents.

Employment Growth. Job growth in the unincorporated County has been low compared to incorporated areas, but because employment growth creates regional housing pressures, overall job growth has increased demand and contributed to housing shortages in both incorporated and unincorporated areas.

Housing Tenure and Type. Most of the unincorporated County’s housing, approximately 75%, is owner-occupied. However, younger residents, as well as black and Hispanic residents, are significantly more likely to be renters than other residents. In addition, most of the unincorporated County’s housing is detached, single-family ownership housing, while the small amount of multifamily housing stock is primarily rental housing. There is a need for a greater variety of housing types, particularly more multifamily and rental housing, to serve the diverse needs of the County’s residents.

Housing Affordability and Overpayment. Housing costs continue to be unaffordable to most County residents, and many households in the County, including a disproportionate number of renter households, as well as younger households, overpay for housing.

Overcrowding. Overcrowding is a problem in most unincorporated areas, and is particularly significant for renter households.

Farm Labor Housing. The unincorporated County's farm labor population has declined over the past decade, but there remains a shortage of farm labor housing, and farm laborers face significant housing affordability issues

Housing for Disabled Persons. While the unincorporated County's disabled population did not significantly increase over the past decade, persons with disabilities face unique affordability challenges and may require a variety of specific housing types, and housing affordable and accessible for persons with disabilities continues to be a distinct need.

Housing for the Homeless. Like almost every jurisdiction in the County, the unincorporated County's homeless population has increased, indicating a continued need for various types of housing for the homeless, as well as underscoring the significant, consistent need for affordable housing of all kinds.

CONSTRAINTS TO HOUSING PRODUCTION

Constraints to the development of housing include non-governmental constraints, including the cost of construction, environmental factors, and natural hazards, and governmental constraints over which the County may have control, including development regulations, approval processes, time, costs, and other factors.

Significant non-governmental constraints include the cost of housing production, including land and construction costs, as well as the availability of financing, particularly for affordable housing. These costs have all risen over the past decade, and in recent years have been particularly high, posing significant challenges for production of multifamily housing in particular.

The unincorporated County also has a diverse range of conditions, with varied geography, terrain, and infrastructure, including protected natural resource, open space and recreational areas, active and protected farmland, and areas served only by well water and septic systems. In addition, a variety of natural hazards, including seismic risk, flood, wildfire, tsunami, and other risks may impact development feasibility. However, while many of these factors may ultimately pose constraints to additional housing development, at present there remains sufficient unconstrained, developable land to meet the County's housing needs over the next 8 years.

The County made significant strides in reducing constraints to housing production during Housing Element Cycle 5 (2014-2022), including:

- Updated Accessory Dwelling Unit (ADU) regulations and permitting processes, reducing regulatory barriers to ADUs, expediting ADU processing, and streamlining and facilitating ADU production in all areas of the County.

- Updated Density Bonus Regulations to allow additional density and other development exceptions for projects providing affordable housing, consistent with state law.
- Full implementation of all newly-adopted state laws regarding housing production and streamlining, including the Housing Accountability Act, SB-35, and others
- Adoption and application of objective design standards for various kinds of development in most areas of the County, reducing the time and cost of review and approval.
- A blanket prohibition on the use of ADUs as short-term rentals, a prohibition on all short-term rentals outside the Coastal Zone, and strict regulations on short-term rentals in the County's Coastal Zone, helping preserve housing units for long-term occupancy.
- Streamlined farm labor housing permitting, and a pilot program funding new farm labor housing units.
- Permitting emergency shelters by-right in the Planned Colma District, and allowing shelters as a conditionally permitted use in multiple other areas.
- Adoption of new high-density residential zoning of up to 120 units/acre in proximity to transit in the North Fair Oaks community.
- A new entirely electronic Application and Permit Review Process, streamlining submittal, review, comment, and revisions of project applications, and issuance of permits.
- The creation and implementation of the Affordable Housing Fund, an annual Notice of Funding Opportunity providing funds towards the construction and preservation of affordable housing units in the County.

However, there remain potential regulatory and other governmental constraints that may impact housing production, and the County will continue to take steps to encourage and facilitate housing production, streamline development processing, apply objective standards, and address other constraints within its control over the next eight years, as described in the policies and programs included in the Housing Plan in Section 1.

HOUSING RESOURCES

The County Department of Housing (DOH), made up of the Housing and Community Development Division and the Housing Authority of the County of San Mateo, is a primary provider and coordinator of housing resources. The Department collaborates with diverse stakeholders to facilitate the development and preservation of affordable housing through the provision of local, state, and federal funding to unincorporated areas and incorporated jurisdictions, along with the sharing of best practices and innovative policies. The Department also supports public service agencies, microenterprises, homeless and transitional shelters, core services, and fair housing organizations through grant funding and technical assistance. The Housing Authority also directly provides rental subsidies to low-income households, manages County-owned housing projects, and provides funding and support for preservation and development of affordable housing.

Federal Resources available in the County include various federal resources such as the Community Development Block Grant Program (CDBG), HOME Investment Partnership (HOME) Program, Emergency Solutions Grants (ESG) Program, and the U.S. Department of Housing and Urban Development's (HUD) Section 8 Rental Voucher Programs. DOH also helps manage a significant amount of emergency pandemic-related housing resources made available through the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the Federal American Rescue Plan (ARP).

Local Resources include:

- The County's Affordable Housing Fund (AHF), initially funded by funds held by former redevelopment agencies and now supported on an ongoing basis by dedicated Measure K funds, derived from a countywide half-cent sales tax.
- The County's Inclusionary Housing Ordinance which requires all new multi-family developments creating five or more units to set aside a minimum of 20% of the total units for extremely low to moderate income households. The County also has an affordable housing fee applicable to most development not subject to the inclusionary requirement; the fees are collected in the AHF, and disbursed by the Housing Department.
- DOH coordinates the dedication of County-owned land for development of affordable housing, and the Housing Authority of the County of San Mateo manages two County-operated affordable housing projects.
- The countywide housing trust fund, the Housing Endowment and Regional Trust (HEART), supports construction, rehabilitation, and purchase of affordable housing for low and middle-income workers and residents on fixed incomes.
- The County Human Services Agency's (HSA) Center on Homelessness is responsible for coordination of homeless services within County agencies, and also works with non-profits, other local governments, business and other parts of the community. HSA and DOH work in partnership to support housing and social services that address the needs of homeless and at-risk individuals and families.

State Resources create and preserve affordable housing for low-income households, and for a variety of special needs populations, including farm labor housing, various supportive and transitional housing, housing for persons with disabilities, housing for the homeless or those at risk of homelessness, and various other populations. Those that are managed directly by DOH include the Local Housing Trust Fund Program (LHTF); Housing for a Healthy California Program (HHC); the Mental Health Services Act (MHSA) Housing Program No Place Like Home (NPLH) Permanent Local Housing Allocation (PHLA); and the Homekey Program. Other State Resources that are available directly to developers and non-profit organizations include the Multifamily Housing Program (MHP); Infill Infrastructure Grant Program (IIG); Veterans Housing and Homelessness Prevention Program (VHHP); Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program; Affordable Housing and Sustainable Communities Program (AHSC); State Low Income Housing Tax Credits (State LIHTC); and Tax-Exempt Bond Financing.

Regional Resources. The County also participates in a variety of regional collaborations and partnerships focused on addressing regional housing issues and collectively planning for and funding housing needs, including intergovernmental collaborations, and collaborations across the public, private, and nonprofit sectors.

ASSESSMENT OF PRIOR HOUSING ELEMENT

Appendix D includes an assessment of the status, progress, and accomplishments of each of the policies and programs in the 2014-2022 Housing Element. Accomplishments during Housing Element Cycle 5 include:

- Significant strides to increase the production of accessory dwelling units.
- Expansion of health and safety inspections in multifamily residential structures.
- Development of new revenue sources for affordable housing.
- Streamlining of residential development approval processes.
- Contribution of significant funding and other resources for the production and preservation of affordable housing, direct assistance for low-income renters and homebuyers, and for fair housing enforcement assistance.
- Adoption new regulations protecting mobile home parks from conversion, and provided financing and other assistance for mobile home rehabilitation and replacement.
- Assistance for energy efficiency audits and upgrades in residential structures, and new requirements for solar installation and all-electric construction in residential and commercial buildings.
- Adoption of a number of new high-density residential zoning districts, allowing up to 120 units/acre in proximity to transit.

PUBLIC OUTREACH AND PARTICIPATION

Robust public engagement and participation is essential to the Housing Element update process. Public participation and input help to identify the housing issues faced by community and the policies and programs best suited to address those issues, as well as helping frame the County's overall approach to housing issues.

To engage community members in the Housing Element update process and solicit input on housing issues, needs, and strategies, the County participated in, co-facilitated, and/or held a number of forums, workshops, and hearings, as well as distributing a housing survey, and receiving comment by other means. Outreach, input, and participation included:

With the Let's Talk Housing Countywide collaboration:

- Community Conversation: A Housing Element Update Countywide Forum and Workshop
- Four Housing Element Stakeholder Listening Sessions, with stakeholders in the following areas:
 - Fair Housing;
 - Housing Advocates;
 - Builders and Developers;

- Service Providers
- Creating an Affordable Future Webinar Series, a series of presentations and discussion forums on the broad implications of housing policy:
 - Why Affordability Matters
 - Housing and Racial Equity;
 - Housing in a Climate of Change;
 - Putting it All Together for a Better Future
- All About RHNA webinar, a web-based training to help educate community members on the regional housing needs allocation process, the sites inventory requirement, and related issues.
- Informational Videos: 21 Elements/Let's Talk Housing helped produce two informational videos, to ensure that information on the Housing Element update was available and accessible in a short, comprehensible format.

Equity Advisory Group. The County, in collaboration with other jurisdictions, relied on guidance and input from an Equity Advisory Group (EAG), composed of various stakeholders, organizations and experts working on equity issues.

Unincorporated County-specific hearings and forums included:

- ✓ North Fair Oaks Community Council, July 15, 2021, September 15, 2021, and December 16, 2021
- ✓ Sustainable Pescadero, March 2, 2022 and April 6, 2022
- ✓ Midcoast Community Council, May 25, 2022
- ✓ San Mateo County Planning Commission, March 23, 2022
- ✓ San Mateo County Board of Supervisors, May 17, 2022
- ✓ San Mateo County Planning Commission, November , 2022
- ✓ San Mateo County Board of Supervisors, December 6, 2022
- ✓ San Mateo County Board of Supervisors, December 13, 2022

Websites. The County maintained a Housing Element update [website](#), with information on the update process, links to the housing survey, information on outreach efforts and public input, as well as a separate website through the Let's Talk Housing collaborative, with both San Mateo County-specific [information](#), and information on interjurisdictional Housing Element update efforts.

The County distributed a Housing Issues and Needs Survey, focused on unincorporated County housing issues, needs, and other input.

Consultants engaged through the 21 Elements collaborative to complete a fair housing assessment for every jurisdiction also conducted an Affirmatively Furthering Fair Housing resident survey focused on fair housing issues.

Summary and Key Themes of Input Received

Key themes in input from community members, stakeholders, workshop and forum participants, survey respondents, and others included:

- Housing costs are an almost universal concern.
- More housing supply is needed, although there is diversity of opinion on how and where to provide it.

- There is a need for greater diversity of housing stock, with more multifamily housing, more housing for special needs populations, supportive housing, and housing appropriate for different household types.
- Housing pressures are making it difficult or impossible for workers and families to stay in their communities.
- Housing costs, as well as pressures from new development, are driving gentrification and displacement.
- New development and increased density, including development driven by state mandates, may negatively impact traffic, parking, infrastructure, open space, and services, and there is an urgent need to comprehensively plan to address these impacts.
- The development process and the permitting process are too slow, too costly, too opaque, and too inefficient.
- Transportation, climate change, and access to jobs and educational opportunities are all issues that relate to housing, and should be addressed together.
- The County’s Housing Element, as well as other County policies, should recognize housing inequities and the disparate impacts of housing issues across different communities, and explicitly consider and address equity and fair housing issues.
- The County should provide more resources for farm labor housing.
- There is a need for better information resources on housing issues and policies and on the availability of affordable housing.

The County also received letters from several advocacy organizations in the early stages of the Housing Element update, providing generalized policy guidance

The 2023-2031 Draft Housing Element was released for public review on November 16, 2022. The comment period closed on December (18), 2022.

After release of the Public Draft, the County received a number of letters and emails commenting on the draft. In addition, the County engaged in discussion with various stakeholders and groups providing informal comment.

The substance of comments received both prior to and after public release of the Draft Housing Element, and the response and outcomes are summarized in Appendix F. The comments resulted in various amendments to the policies and programs in the Housing Plan to make them more robust and more precise, changes to the Sites Inventory, and various minor edits to clarify minor issues identified in the comments.

FAIR HOUSING ASSESSMENT

Fair housing is the condition in which all residents, regardless of race, ethnicity, gender, income, class, sexual orientation, ability status, or other status have equal access to housing.

Affirmatively furthering fair housing (AFFH) “means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

By law, all public agencies in the State must affirmatively further fair housing, and every jurisdiction’s Housing Element must incorporate an analysis of fair housing conditions, and policies and programs to address housing disparities and inequities.

The County’s AFFH assessment, findings, and policy recommendations are included in Appendix G. The analysis includes background on the history of segregation in the Bay Area and a timeline of major fair housing milestones; the remaining sections assess fair housing patterns and conditions in the unincorporated areas, and provide policy and programmatic guidance to address findings.

The analysis is divided in four sections. Section I, Fair Housing Enforcement and Outreach Capacity, reviews lawsuits/enforcement actions/complaints against the County; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education. Section II, Integration and Segregation, identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation. Section III, Access to Opportunity, examines differences in access to education, transportation, economic development, and healthy environments. Section IV, Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

The findings of the AFFH analysis include:

- No fair housing complaints were filed in unincorporated San Mateo County from 2017 to 2021.
- Racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness compared to the non-Hispanic White population in unincorporated San Mateo County. Additionally, racial and ethnic minorities are more likely to live in low resources areas and be denied for a home mortgage loan.
- North Fair Oaks is disproportionately impacted by high poverty, low education opportunity, low economic opportunity, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and low resource scores.
- Many areas in the county have low environmental scores—which account for PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.
- Unincorporated San Mateo County has the same proportion of residents with a disability (8%) as the entire county (Figure III-17). Residents living with a disability in unincorporated areas are

concentrated throughout the county. Additionally, the aging population is putting a strain on paratransit access countywide.

- Racial and ethnic minority students in unincorporated San Mateo County experience lower educational outcomes compared to other students.
- Over half of all renter households in unincorporated San Mateo County are cost burdened—spending more than 30% of their gross income on housing costs—and nearly one in three are extremely cost burdened—spending more than 50% of their gross income on housing costs (Figure IV-9). There are disparities in housing cost burden in unincorporated San Mateo County by race and ethnicity and family size.

Based on these findings the analysis includes a set of recommendations to address the identified disparities, shown in Appendix G-5. The recommended actions have been incorporated in the Policies and Programs in the Housing Plan in Section X, including policies to:

- Identify barriers for tenant-based voucher holders seeking housing in areas with greater access to resources and opportunities.
- Refine the ADU Amnesty and Loan Program to better provide ADU housing for low- or very low-income households.
- Implement additional higher density transit-oriented zoning in North Fair Oaks.
- Assess the status of implementation of the North Fair Oaks Community Plan, including a specific fair housing assessment to determine unmet needs of North Fair Oaks residents.
- Inventory publicly-owned properties and incorporate fair housing assessment in the prioritization of use of these properties for below-market rate housing.
- Prioritize housing funding to provide affordable housing and supportive services for elderly and/or disabled persons, and adopt universal design standards and reasonable accommodation procedures to ensure the provision of housing appropriate for these populations.
- Work with the Housing Endowment and Regional Trust to target mortgage assistance to communities experiencing high rates of mortgage denials.
- Encourage transit-oriented, high-density development, and continue to participate in local and regional efforts to increase transit availability and accessibility, including for special needs populations.
- Continue to support fair housing enforcement, education, and technical assistance.
- Affirmatively market County-supported affordable housing to underrepresented communities.

- Prioritize affordable multifamily housing development in high opportunity areas, while continuing to invest in the creation and preservation of affordable housing in low resource areas.
- Promote hiring of economically-disadvantaged workers and certified minority- and women-owned business in housing development and rehabilitation.
- The rezonings in the Rezoning Program described in Policy HE 11.3 provide the opportunity to significantly diversify the production of affordable housing across county areas, directly addressing a variety of fair housing issues.

PLANNING AREA FOR THE HOUSING ELEMENT

The County's Housing Element addresses housing needs, issues, goals, and policies for the unincorporated portions of San Mateo only-- those areas not included within the legal boundaries of one of the 20 incorporated cities within the County. Each of the incorporated cities also has its own distinct Housing Element, which addresses its own housing plan.

The unincorporated county consists of approximately 309 square miles, with wide variety in the size, location, physical, economic and social characteristics of the various unincorporated areas. Unlike most contiguous cities, the unincorporated County includes disparate geographically separated areas that vary distinctly in character, including extensive undeveloped rural areas, significant active and protected agriculture, low-intensity rural and/or coastal communities such as King's Mountain, La Honda, and Pescadero, more urbanized coastal communities such as El Granada, Montara and Moss Beach, low-density bayside communities including Ladera and Los Trancos Woods, suburban scale bayside communities such as Emerald Lake Hills and West Menlo Park, and denser urban communities, largely consisting of unincorporated areas wholly surrounded by incorporated cities, such as North Fair Oaks, unincorporated Colma, Broadmoor and Devonshire. Approximately half of San Mateo County's total land area, but only roughly 8% of the county's population, is located in the unincorporated County.

While the assessment of housing needs and the programs and policies in the Housing Element focus primarily on the unincorporated County, the Housing Element also recognizes that housing is a countywide and region-wide concern, and that housing issues and needs are shared across jurisdictional boundaries, and may require solutions similarly shared across jurisdictions. Where appropriate, the analysis and the policies and programs included in the Housing Element reflect this fact.

STATE HOUSING ELEMENT REQUIREMENTS

All cities and counties in California must adopt and periodically update a Housing Element, as a mandatory element of the jurisdictions' General Plan. Detailed requirements for preparing, revising, and adopting Housing Elements are contained in the California Government Code, and are summarized by the California Department of Housing and Community Development here: <https://www.hcd.ca.gov/housing-elements-hcd>.

The County's 2022-20031 Housing Element incorporates all of the substantive content required by State law, and the adoption and drafting process adheres to the procedural requirements of the law.

In order to take effect, the updated Housing Element must be certified by the California Department of Housing and Community Development as compliant with the requirements of state law, and must be adopted by the County Board of Supervisors. On certification and adoption, the updated Housing Element will replace the existing 2014-2022 Housing Element.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN AND OTHER LAND USE PLANS

The San Mateo County Housing Element is a mandatory element of the County's General Plan, required by state law. By law, it must also be consistent with the other elements of the General Plan, as well as other relevant adopted land use plans.

Consistency with the General Plan and Specific Area Plans

As an element of the General Plan, the Housing Element must be internally consistent with the other elements of the General Plan, including Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Mineral Resources; Visual Quality; Historical and Archaeological Resources; Park and Recreation Resources; General Land Use; Urban Land Use; Rural Land Use; Water Supply; Wastewater; Transportation; Solid Waste; Housing; Natural and Man-made Hazards; Air Resources; and the Energy and Climate Change element. The updated Housing Element has been reviewed for consistency and is consistent with all other elements of the General Plan.

As part of the General Plan, the County has also adopted the following area plans for specific unincorporated communities: North Fair Oaks Community Plan, Emerald Lake Hills Community Plan, Montara-Moss Beach-El Granada Community Plan, San Bruno Mountain General Plan Amendment, Skyline Area General Plan Amendment and the Colma BART Station Area Plan. Each of these area plans contains land use, development, and housing-related policies that apply to the specific area. The Housing Element has been reviewed for consistency and is consistent with each of these area plans.

Consistency With Airport Land Use Compatibility Criteria

The unincorporated County includes three airports with adopted Airport Land Use Compatibility Plans: San Francisco International Airport, Half Moon Bay Airport, and San Carlos Airport. The Housing Element must be consistent with the Land Use plans adopted for these airports and their surrounding environs, and must be reviewed by the City/County Association of Governments (C/CAG) to confirm compatibility. The draft 2023-2031 Housing Element has been submitted to C/CAG for review.

Consistency with Local Coastal Program

San Mateo County has a coastal zone and an adopted Local Coastal Program (LCP) establishing land use policies for the coastal zone, with implementing zoning and other regulations that constitute the Implementation Plan for the LCP. The Housing Element does not alter any policies or regulations relating to the County's coastal zone, and has been reviewed and determined to be consistent with the LCP and all implementing regulations.