

PROJECT FILE

COUNTY OF SAN MATEO
Planning and Building Department

INITIAL STUDY PURSUANT TO CEQA
File Number PLN 2008-00351
SAN MATEO COUNTY 2007-2014 DRAFT GENERAL PLAN HOUSING ELEMENT
UPDATE

PROJECT DESCRIPTION

Project Name: San Mateo County 2007-2014 Draft General Plan Housing Element Update

File Number: PLN 2008-00351

Lead Agency:

San Mateo County, Planning and Building Department
455 County Center
Redwood City, CA 94063

Lead Agency Contact:

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Project Location

All of unincorporated San Mateo County. San Mateo County extends from the border of San Francisco County to the North, to Santa Clara County to the south, and from the San Francisco Bay to the Pacific coast, as shown on Map 1.

Project Description

This initial study analyzes a General Plan amendment to update and revise the General Plan Housing Element. On adoption, the updated Housing Element will replace the existing Housing Element, Chapter 14 of the San Mateo County General Plan.

State law requires jurisdictions to periodically update the Housing Element of their General Plan. The updated Housing Element covers the period from 2007 to 2014, and on adoption will replace the prior housing element, adopted by the Board of Supervisors in 2003. Consistent with state law, the draft 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 eleven sections and an appendix, as described below:

1. Introduction. This section explains the scope and purpose of the Housing Element and its relationship to other County plans and programs.
2. Public Outreach. This section describes the County's efforts to obtain maximum public participation and input from all parts of the unincorporated County community in the Housing Element update.
3. Existing Conditions. This describes existing conditions in the County, including basic geographic and demographic information, housing conditions, economic conditions, and other current information
4. Housing Constraints. This section analyzes potential non-governmental, governmental and infrastructure constraints to housing development in unincorporated areas and summarizes potential constraints countywide.

5. Housing Needs. This section assesses current and projected housing needs, both countywide and in unincorporated areas, related to housing supply, overpayment, overcrowding, rehabilitation, special needs, affordable units at risk of conversion to market rate units, and other factors.

6. Energy Conservation. This section addresses the County's energy conservation efforts related to housing.

7. Review of Prior Housing Element. This section evaluates the effectiveness and achievements of the policies/programs from the previous housing element, and makes recommendations on whether to continue, modify, or discontinue each policy/program.

8. Housing Resources. This section summarizes the resources available to the County to address housing needs.

9. Adequate Sites Inventory and Analysis. This section presents an inventory of all of the sites in the unincorporated County that could potentially be developed with new housing or redeveloped at higher intensities, and an assessment of the realistic development and/or redevelopment potential of each site.

10. Housing Goals, Policies and Programs. This describes the new and continued policies and programs the County will implement to address the County's housing needs, including an implementation timeframe and targets for each policy/program.

11. Five-Year Quantified Housing Objectives. This section presents the County's goals for new housing production.

Appendix. The Appendix presents additional details on the public outreach process, summaries of public comment, and examples of outreach materials.

The Housing Element is also intended to address San Mateo County's share of Regional Housing Need (the County's Regional Housing Needs Allocation, or "RHNA") as required by State Law. San Mateo County's RHNA is:

Income Category	Units Needed
Extremely Low	172
Very Low	171
Low	247
Moderate	291
Above Moderate	625
Total	1,506

The inventory of adequate sites included in Section 9 of the Housing Element shows that the County has enough available sites for new development and/or redevelopment of housing to meet the need indicated in the County's RHNA, without changes to zoning or other land use and development policies.

The Housing Element does not create any new housing or other development, but contains policies intended to encourage and facilitate development and redevelopment of housing, particularly housing affordable to lower-income households. The proposed policies and programs are intended to:

- Protect, conserve, and improve the existing affordable housing stock in order to minimize displacement of current residents and to keep such housing part of the overall housing stock in the County.
- Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.
- Promote sustainable communities by encouraging coordination efforts among jurisdictions and encouraging new housing to be located in pedestrian-friendly areas that provide access to employment opportunities, diverse transportation choices, and community services.
- Support and increase equal availability of housing to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability, or other arbitrary factors.
- Require or encourage energy efficiency and resource conservation in new and existing housing.

The revised Housing Element proposes, in Policy HE 15, one zoning text amendment, addressing the requirements of SB 2 (Cedillo, 2007, amending sections 65582, 65583, and 65589.5 of the State Government Code). This proposed amendment to the text of the Planned Colma ("PC") zoning district (Sections 6370 through 6385, Chapter 21B of the County Zoning Code) would allow the creation of emergency shelters in PC-zoned areas without a requirement for a use permit. This is largely a procedural change: shelters are currently allowed in the area, but must apply for and receive a use permit in order to operate. The zoning text amendment would eliminate the use permit requirement, consistent with SB2. While this zoning text amendment will be considered for adoption separately from the Housing Element, at a later date, and will be examined by separate environmental analysis, adoption of the revised Housing Element approves Policy HE 15 in principle and approves the submittal of the subsequent zoning amendment for consideration and adoption by the Board of Supervisors. Therefore, this Initial Study examines the potential impacts of the proposed amendment to the text of the PC district zoning regulations.

Apart from the amendment to the PC zoning district, the Housing Element does not propose any changes to the amounts, intensities, rates, locations or types of development permitted in unincorporated San Mateo County.

The revised Housing Element also proposes, in Policy HE 11, to examine certain specified parcels (listed in Section 9 of the Housing Element) that might be appropriate for future changes to zoning, General Plan land use designation, or other changes to the allowed type and intensity of development, in order to meet probable future housing

needs. This policy only proposes examination of the appropriateness of such modifications for the specified parcels; approval of the Housing Element does not constitute approval of any changes to the permitted type or intensity of development on any of these parcels, and any such changes would be contingent on the results of further analysis, determination of the appropriateness of such changes, separate environmental review, and separate Planning Commission and Board of Supervisors review and approval. Because adoption of the Housing Element does not constitute approval of any changes to the allowed use of these parcels, this Initial Study does not consider the impacts of such changes.

Land Use and Setting

The County's Housing Element addresses housing in the entire unincorporated County. The County includes a variety of land uses and settings, ranging from relatively high-density urbanized locations (North Fair Oaks, unincorporated Colma, and others) to very rural, relatively undeveloped areas (the rural Midcoast and South Coast, among others), with a wide variety of land uses between these extremes. While most existing development in the County is residential, at relatively low densities (primarily single-family homes), a number of County areas do contain a variety of higher-density residential, commercial, industrial, and other uses.

Other Public Agencies whose Approval is Required

The revised Housing Element will be submitted to the California Department of Housing and Community Development for certification.

Environmental Analysis and Initial Study Checklist

This Initial Study of environmental impacts has been prepared to meet the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Code of Regulations 15000 et seq.) and the regulations and policies of the County of San Mateo. San Mateo County is the Lead Agency under CEQA and has prepared this Initial Study (IS) to address the impacts of implementing the proposed project, the San Mateo County 2007-2014 Draft Housing Element Update.

The attached checklist is adapted from the CEQA Guidelines and describes the impacts of the Project. A detailed discussion of the environmental impacts referenced on the checklist is provided below. For the checklist, the following descriptions of impacts are used:

- **None.** The project has no potential environmental impact.
- **Not significant.** The project has no impact that would be considered significant under the relevant CEQA standards of significance.
- **Potentially Significant Unless Mitigated.** The project potentially has an impact that requires mitigation to reduce the impact to a less-than-significant level.
- **Potentially Significant.** The project has impact that could be significant, and for which no mitigation has been identified. If any potentially significant, unmitigated impacts are identified, an EIR must be prepared.
- **Cumulative.** The project has impacts that may not rise to the level of significance in isolation, but that are potentially significant when analyzed in combination with other impacts.

Notes on Initial Study Checklist

Approval of the Housing Element, and implementation of the policies incorporated in the Housing Element does not approve any development, and will not cause any new housing or other development to be created. However, the policies in the Housing Element are intended to facilitate and encourage housing production. In addition, as noted above, Policy HE 15 contemplates a text amendment to the PC zoning district to allow creation of emergency shelters without a use permit (shelters are currently allowed, but must apply for and receive a use permit; elimination of the use permit requirement could make the development of new shelters in the area easier, resulting in changes to land use). Therefore, adoption of the Housing Element and implementation of Housing Element policies could ultimately result in some changes in the type or intensity of residential and other types of development. Any new residential or other development proposed would be subject to independent environmental evaluation, and would be required to incorporate appropriate measures to address environmental impacts. The potential environmental impacts of adoption of the revised Housing Element do not rise to the level of significance, pursuant to the California Environmental Quality Act.

Any development in the County is also subject to the existing County policies described below, which help ensure that the impacts of any such development will not be significant.

1. LAND SUITABILITY AND GEOLOGY

The land designated for residential development in unincorporated areas of San Mateo County, particularly the land designated for single-family development, may be subject to hazards including but not limited to seismic hazards, slope instability, erosion and flood hazards. In addition, very low residential development is allowed in agricultural areas where conversion of agricultural land is potentially an issue. Where residential development has the potential to impact such areas or be impacted by such hazards, project-specific environmental analysis will be required. Projects are also required to comply with the following General Plan and Local Coastal Program (LCP) Policies, which help avoid or substantially reduce any project-specific impacts:

- Natural Hazards Policies 15.4 through 15.11 and 15.16 define hazardous areas of the County and require the maintenance of an information base that will assist in minimizing the risks from the hazards through public disclosure and during review of new development proposals.
- All Natural Hazards Policies encourage land use designations for hazardous areas that will minimize the number of people exposed to risk from the hazards.
- Natural Hazards Policy 15.17 encourages greater understanding of and improvement in emergency response procedures.
- All Natural Hazards Policies support the integration of requirements to reduce the effects of natural hazards into the County's development review procedures.

- Natural Hazards Policies 15.43 through 15.51 encourage a comprehensive strategy for designating appropriate land uses, review of development proposals, and watershed management to solve flooding problems in the rural area.
- General Land Use Policy 7.18 supports land use designations that protect public health and safety.
- Urban Land Use Policy 8.31(b) encourages improvements which minimize the dangers of natural hazards to human safety and property.
- Rural Land Use Policy 9.4 establishes land use objectives for the protection of the resources of the rural lands in order to protect the public health and safety by minimizing the location of new development in potentially hazardous areas and directing infrastructure improvements to areas that will benefit the greatest number of residents and visitors.
- Rural Land Use Policies 9.29, 9.30 and 9.31 establish standards to minimize land use conflicts with agriculture, to allow land division/development in a manner that is least disruptive to agriculture and to protect agricultural lands from conversion.
- For the Coastal Zone, the policies of the LCP Hazards and Agriculture Components also apply.

2. VEGETATION AND WILDLIFE

Development on lands designated for residential development in unincorporated San Mateo County could affect rare and endangered species or sensitive habitats. Some development could potentially involve land clearing on slopes or in sensitive habitats, or the removal of heritage or significant trees. Where residential development has the potential to significantly impact rare and endangered species, sensitive habitats or heritage or significant trees, project-specific environmental analysis will be required. Projects are also required to comply with the following General Plan and LCP Policies, which help reduce or eliminate potential impacts to vegetation and/or wildlife:

- All the Vegetative, Fish and Wildlife Resources Policies establish priorities for resource protection and management with a focus on protection of sensitive habitats in both urban and rural areas.
- Visual Quality Policies 4.3, 4.16, 4.28, 4.47 and 4.57 provide protection for coastal resources, and trees and vegetation.
- Land Use Chapter Policies 7.4, 7.22, 9.2, 9.4, 9.23 and 9.32 through 9.34 protect vegetative, fish and wildlife resources through mechanisms that provide for development that does not conflict with the management and protection of the resources.
- For the Coastal Zone, the policies of the Sensitive Habitats Component also apply.

3. PHYSICAL RESOURCES

It is probable that some housing projects will require grading in excess of 150 cubic yards. Some residential development may involve agricultural lands protected under the Williamson Act. Project-specific environmental review will be conducted when warranted. Adequate protection of soil resources and agricultural lands, including those under the Williamson Act, is generally assured through required compliance with the following General Plan and LCP Policies:

- All Soil Resources Policies provide for the protection and management of soil loss from erosion, depletion, contamination and conversion.
- Visual Quality Policy 4.14 promotes site design that will serve to protect soil resources.
- Rural Land Use Policies 9.4, 9.12 and 9.28 through 9.31 provide for the management and protection of soil resources in land use planning.
- All General Land Use Policies discourage urban sprawl, maximize efficiency of public services in urban areas and allow for levels of development in rural areas which focus on the preservation and management of natural resources.
- All Rural Land Use Policies provide mechanisms for encouraging the concentration of development in already developed areas, thereby minimizing impacts on surrounding resources.
- Rural Land Use Policy 9.47 requires the ongoing maintenance of the County's land use data base in order to monitor land conversion rates, the health of the rural economy, and impacts on resources resulting from land use changes.
- Soil Resources Policies 2.17, 2.18 and 2.20 through 2.26 require the regulation of land use, subdivision, resource recovery operations and other development in order to minimize soil erosion and sedimentation and encourage land uses which emphasize the productive use of soil resources.
- For the Coastal Zone, the policies of the Locating and Planning New Development and the Agriculture Components also apply.

4. AIR QUALITY, WATER QUALITY, SONIC

Residential development could potentially have a negative effect on air quality. However, in accordance with General Plan General Land Use Policies, the Housing Element emphasizes infill residential development and redevelopment in urban areas which helps reduce the number and length of automobile trips and impacts on air quality.

Neighborhood noise levels could increase over the existing ambient levels, as residential development increases population densities. Also, airport noise potentially impacts three areas: (1) Country Club Park due to its location vis-à-vis San Francisco Airport; (2) Harbor Industrial area due to its proximity to San Carlos Airport; and (3) Moss Beach due to its proximity to the Half Moon Bay Airport. The Housing Element proposes no

General Plan land use designation or zoning changes in these areas. Further, any future General Plan changes or rezonings affecting these areas and all future development proposals within the 65 CNEL contour of SFO and the 55 CNEL contour of the County airports require review by the Airport Land Use Committee (ALUC) and the City/County Association of Governments (C/CAG) acting as the Airport Land Use Commission. The ALUC and C/CAG review is intended to ensure land use compatibility with the airports and can define, on a case-by-case basis, the most appropriate measures necessary to address airport/land use impacts.

Surface water runoff may increase as a result of residential development and could affect water quality. In addition, future housing development may require the installation of septic tank/leachfield sewage disposal systems; if installed improperly, such systems could negatively impact water quality.

Residential development projects with the potential to cause significant impacts in the areas of air quality, noise and water quality will be subject to project-specific environmental review. Required compliance with the following General Plan and LCP Policies also help to avoid or reduce these impacts:

- Housing Element Policy HE 17 encourages development near transit and near employment centers, reducing the need for private automobile use and the need for long distance commuting, thereby reducing traffic congestion and air pollution impacts.
- Urban Land Use Policies 8.2, 8.3, 8.22, 8.24, 8.29, 8.30 and 8.31 require designation of land uses to minimize environmental impacts, concentrate the location of industrial land uses, encourage mixed uses along major transportation corridors, and encourage efficient and effective infrastructure to serve the level of development permitted.
- Land Use Chapters Policies 7.4, 7.22, 9.2, 9.4, 9.23 and 9.32 through 9.34 protect water resources, along with vegetative, fish and wildlife resources through mechanisms that provide for development that does not conflict with the management and protection of the resources.
- All Water Supply Policies recognize and balance the need for protection and management of water as a resource.
- Wastewater Policies 11.2 and 11.7 require the provision of adequate wastewater systems and the coordination of wastewater management systems with land use and water supply planning.
- Wastewater Policies 11.10 through 11.14 require the provision of adequate wastewater systems in rural areas and establish standards for septic system installation and maintenance.
- All Man-Made Hazards Policies define the areas of the County that are impacted by man-made hazards, including noise, and identify those land uses which are most sensitive to impacts from them.

- Man-Made Hazards Policies 16.3, 16.4, 16.5 and 16.11 through 16.13 require recognition of noise in land use planning.
- Air Resources Chapter Policies 17.15 through 17.17 reduce air pollutants, odors and dust and reduce public exposure to these by requiring buffer zones, appropriate land use designations/locations and by regulating land use development, and by integrating land use and transportation planning.
- For the Coastal Zone, the policies of the Public Works Component also apply.

5. TRANSPORTATION

The Housing Element encourages residential development, particularly in urban areas. As a result of additional development, vehicular and pedestrian traffic could increase throughout the County. Future housing projects with the potential to significantly impact traffic will require project-specific environmental review. However, in accordance with General Plan General Land Use Policies, the Housing Element emphasizes infill residential development, redevelopment in urban areas, and redevelopment near transit, helping reduce the number and length of automobile trips. In addition, projects are required to comply with the following General Plan and LCP Policies, which help to reduce transportation impacts from residential development:

- All Transportation Policies promote more efficient use of the existing transportation system, ride-sharing, transit use, and other alternative modes, and the upgrading of transit or other transportation facilities including roads where congestion exists.
- Transportation Policies 12.9 through 12.12 and 12.14 provide guidance for the scale and type of transportation improvements and methods of financing transportation improvements consistent with adopted land use plans.
- For the Coastal Zone, the policies of the Locating and Planning New Development and the Public Works Components also apply.

6. LAND USE AND GENERAL PLANS

Housing Element identifies areas where housing development could potentially occur, and Housing Element policies call for exploring opportunities for increasing allowable densities on land currently zoned for residential use or rezoning additional urban lands for residential development. These policies may lead to increases in the development intensity of already developed areas, and some new multi-family housing development could result in the congregation of more than 50 people on a regular basis. Only one change to existing zoning is proposed, allowing emergency shelters in the PC zoning district without a use permit. While shelters are currently allowed in the area with a use permit, the elimination of the use permit requirement could facilitate the creation of new shelters, leading to additional development and increased residential population in PC-zoned areas. As residential development continues, some public facilities or utilities in various areas of the County could potentially reach capacity, although this is unlikely to occur in the near or intermediate future. Any specific development projects and any future general plan amendments/rezonings implementing Housing Element policies will be subject to project-specific environmental review, and will be required to incorporate

specific mitigation measures to address potential impacts. All projects are also required to comply with the following Housing Element, General Plan and LCP Policies, which can be expected to assist in avoiding or substantially reducing land use impacts:

- Housing Element Policy HE 22 directs the County to continue its efforts to develop infrastructure adequate to support residential construction in specific areas, consistent with the General Plan and Local Coastal Program.
- All General Land Use Policies discourage urban sprawl, maximize efficiency of public services in urban areas and allow for levels of development in rural areas which focus on the preservation and management of natural resources.
- General Land Use Policies 7.8 through 7.19 define urban and rural areas and designate land uses appropriate for these areas.
- General Land Use Policies 7.20 through 7.25 promote growth management and sphere of influence planning.
- For the Coastal Zone, the policies of the Locating and Planning New Development Component also apply.

7. AESTHETIC, CULTURAL AND HISTORICAL

New residential development encouraged by the Housing Element policies could be adjacent to a State or County Scenic Corridor, be visually intrusive or obstruct scenic views, involve structures over 36 feet in height, and affect historic or archeological resources. Future projects will require project-specific environmental review to determine if such impacts are likely or significant. Required compliance with the following General Plan and LCP Policies generally help avoid or reduce such impacts:

- All the Visual Quality Policies seek to emphasize the attractive qualities of the urban and rural landscape and establish methods to improve the visual quality of less appealing features of the landscape.
- Historic and Archaeological Policies 5.8, 5.9 and 5.15 provide preservation techniques for structures with aesthetic value.
- Rural Land Use Policies 9.4, 9.12, 9.23, 9.41, 9.42, 9.45 and 9.46 provide for regulation of development which is sensitive to the maintenance of visual quality.
- All the Historical and Archaeological Resources Policies encourage identification and protection of high priority historical resources, consistent use of compatible materials and design in historic districts, recycling of historic structures, protection of archaeological sites, comprehensive inventories and continued surveys.
- For the Coastal Zone, the policies of the Visual Resources Component also apply.

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST

I. BACKGROUND

Project Title: San Mateo County 2007-2014 Draft General Plan Housing Element Update

File No.: PLN 2008-00351

Project Location: Unincorporated San Mateo County

Assessor's Parcel No.: N/A

Applicant/Owner: County of San Mateo, Planning and Building Department

Date Environmental Information Form Submitted: N/A

PROJECT DESCRIPTION

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10. Housing Goals, Policies and Programs. This describes the new and continued policies and programs the County will implement to address the County's housing needs, including an implementation timeframe and targets for each policy/program.
11. Five-Year Quantified Housing Objectives. This section presents the County's goals for new housing production.

Appendix. The Appendix presents additional details on the public outreach process, summaries of public comment, and examples of outreach materials.

II. ENVIRONMENTAL ANALYSIS

Sources are listed in Section VI of the checklist.

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?		X				E
c. Be located in area of soil instability (subsidence, landslide or severe erosion)?		X				Bc,D
d. Be located on, or adjacent to a known earthquake fault?		X				Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?		X				M
f. Cause erosion or siltation?		X				M
g. Result in damage to soil capability or loss of agricultural land?		X				M
h. Be located within a flood hazard area?		X				G
i. Be located in an area where a high water table may adversely affect land use?		X				D
j. Affect a natural drainage channel or streambed, or watercourse?		X				E

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
2. <u>VEGETATION AND WILDLIFE</u>						
Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?		X				F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?		X				B,C
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?		X				F
d. Significantly affect fish, wildlife, reptiles, or plant life?		X				B, F
e. Be located inside or within 200 feet of a marine or wildlife reserve?		X				E,F,O
f. Infringe on any sensitive habitats?		X				F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?		X				F,Bb
3. <u>PHYSICAL RESOURCES</u>						
Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or top soil)?	X					B

	IMPACT					SOURCE
	NO	Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve grading in excess of 150 cubic yards?		X				B,C
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?		X				B,C,L
d. Affect any existing or potential agricultural uses?		X				K,M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u> Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on site or in the surrounding area?	X					N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					B,C
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?		X				Ba
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					B,C
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?		X				Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?	X					B,C

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
g. Generate polluted or increased surface water runoff or affect groundwater resources?		X				B,C
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?		X				S
5. <u>TRANSPORTATION</u> Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?		X				B,C
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?		X				B,C
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?		X				B,C
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					B,C
e. Result in or increase traffic hazards?		X				S
f. Provide for alternative transportation amenities such as bike racks?	X					I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?		X				S

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis?		X				I,B,C
b. Result in the introduction of activities not currently found within the community?	X					I,B,C
c. Employ equipment which could interfere with existing communication and/or defense systems?	X					I
d. Result in any changes in land use, either on or off the project site?		X				I,B,C
e. 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				I,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?		X				I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?		X				I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?		X				B

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
i. Create significant amounts of solid waste or litter?		X				I,B,C
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I,B,C
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?		X				B
l. Involve a change of zoning?		X				C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?		X				S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u> Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?		X				Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?		X				I,B,C
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?		X				I, B,C

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
d. Directly or indirectly affect historical or archaeological resources on or near the site?		X				H
e. Visually intrude into an area having natural scenic qualities?		X				I,B,C

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

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
California Department of Housing and Community Development	X		The Housing Element must be certified by the Department of Housing and Community Development prior to final adoption by the County Board of Supervisors.

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Yes

No

X

Other mitigation measures are needed.

X

Approval of the Housing Element, and implementation of the policies incorporated in the Housing Element does not approve any development, and will not cause any new housing or other development to be created. However, the policies in the Housing Element are intended to facilitate and encourage housing production. In addition, as noted above, Policy HE 15 contemplates a text amendment to the PC zoning district to allow creation of emergency shelters without a use permit. Therefore, adoption of the Housing Element and implementation of Housing Element policies could ultimately result in some changes in the type or intensity of residential and other types of development. However, any new residential or other development in the County would be subject to independent environmental analysis, and would be required to adopt appropriate measures to mitigate any potential environmental impacts. Any new development in the County would also be subject to existing County policies described in the attached Notes on Environmental Analysis, which address environmental impacts. The potential environmental impacts of adoption of the revised Housing Element do not rise to the level of significance, pursuant to the California Environmental Quality Act.

V. **MANDATORY FINDINGS OF SIGNIFICANCE**

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

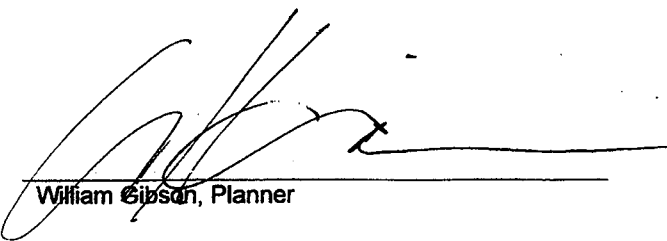
On the basis of this initial evaluation:

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

 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 the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

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

8/5/10
Date


William Gibson, Planner

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans, Project Documents
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508
 - Protection of Historic and Cultural Properties 36 CFR Part 800
 - National Register of Historic Places
 - Floodplain Management Executive Order 11988
 - Protection of Wetlands Executive Order 11990
 - Endangered and Threatened Species
 - Noise Abatement and Control 24 CFR Part 51B
 - Explosive and Flammable Operations 24 CFR 51C
 - Toxic Chemicals/Radioactive Materials HUD 79-33
 - Airport Clear Zones and APZ 24 CFR 51D
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other