



County of San Mateo - Planning and Building Department

ATTACHMENT A





County of San Mateo - Planning and Building Department

ATTACHMENT B

<p>When Recorded Return to:</p> <p>Laura Richstone, Planner Planning and Building Department 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063</p> <p>No Fee Document Per Government Code 6103 No Document Transfer Tax Per R & T Code 11922</p> <p>County File Number: BLD 2018-01934</p> <p>APN: 054-284-360</p>	<p>This Space for Recorder's Use Only</p>
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County of San Mateo
Planning and Building Department

**IRREVOCABLE OFFER OF DEDICATION OF EASEMENT FOR THE PUBLIC
RIGHT-OF-WAY TO THE COUNTY OF SAN MATEO AND MAINTENANCE AGREEMENT**

A. Right-of-Way Easement

1. For valuable consideration, receipt of which is hereby acknowledged, this easement for sidewalk purposes is made this _____ day of _____, 2019, by and between 2821 El Camino Real, L.P., a California limited partnership (hereinafter referred to as "Grantor"), and the County of San Mateo, a political subdivision of the State of California, (hereinafter referred to as "COUNTY" or "GRANTEE").
2. The Grantor hereby grants the County of San Mateo, together with the perpetual right of ingress to and egress from said property, an irrevocable easement for public right-of-way purposes, as more particularly set forth herein. Public right-of-way purposes shall include, but is not limited to, street, sidewalk, public utilities, landscape, and pedestrian access purposes in, over, under, upon, and across that real property situated in the unincorporated North Fair Oaks area of San Mateo County, California, more fully described in Exhibit "A" attached hereto and incorporated herein by reference (the "Sidewalk Easement"). The Sidewalk Easement is depicted on Exhibit "B," which is attached hereto for clarity only.
3. The Grantor represents and warrants that the Grantor is the owner in fee of the real property described in Exhibit "A", and that there are no encumbrances on such real property that would prohibit or interfere with this Sidewalk Easement and the rights granted to the Grantee. This Irrevocable Offer of Dedication shall be binding on the Grantor, its heirs, executors, administrators, successors, and assigns. The Grantor agrees for itself and its successors and assigns, not to construct, erect, place, or permit the construction, erection, placement or maintenance of any permanent or temporary building, improvement, or structure upon the Sidewalk Easement without the advance written agreement of the County. Any use of this easement by the

Grantor, its assignees or successors in interest, which is not compatible or interferes with the excavation, construction, reconstruction, operation, maintenance or repair of the sidewalk shall not be allowed.

4. This grant of easement and the covenants and agreements contained herein, shall continue in effect until such time the County determines the easement is no longer needed and shall cease to be used for public right-of-way and sidewalk purposes.

B. Maintenance Agreement

The Grantor and Grantee further agree as follows:

1. Grantor, or its successors in ownership, is completely and solely responsible for all aspects of and costs associated with the Sidewalk Easement, described in Section A and Exhibit A, including but not limited to the installation, operation, maintenance, and repair of the sidewalk, excluding any gross negligence and/or willful misconduct by the County and/or its agents.
2. In the event that the County Director of Public Works, in reasonable exercise of the Director's discretion, determines that the sidewalk located on the aforementioned Sidewalk Easement must be repaired or reconstructed, COUNTY may notify Grantor in writing. Such notice shall be deemed properly given if mailed to the owner of record of said property at the address shown on the latest adopted County assessment roll. The notice shall describe the work to be done by Grantor, or successor in ownership, the time within which the work shall commence and the time within which it shall be completed, subject to reasonable delays.
3. Should Grantor, or its successors in ownership, fail to reasonably satisfy such demand for repair or reconstruction, COUNTY may take such action as is necessary to protect the public's interest within the County's right-of-way. Grantor agrees to reimburse COUNTY for any and all reasonable costs incurred to take such actions.
4. In the event the sidewalk is damaged through no fault of the County and/or its agents, the Grantor shall repair or replace the sidewalk at no cost of the COUNTY. The sole exception to this requirement is damage caused by the gross negligence or willful misconduct of the COUNTY. Nothing herein shall prevent the Grantor from seeking reimbursement for such repairs from a third party.
5. Grantor shall indemnify and hold harmless COUNTY, and its officers, agents, employees, and servants from all claims, suits or actions of every name, kind and description, brought for, or on account of injuries to or death of any person, including GRANTOR, or damage to property of any kind whatsoever and to whomsoever belonging (any "Claim"), resulting from the installation, maintenance, repair or replacement of the sidewalk. Notwithstanding the foregoing, GRANTOR shall not be obligated to defend and/or indemnify the COUNTY to the extent that any Claim is caused by the gross negligence or willful misconduct of the COUNTY or its agents or employees.
6. The duty of Grantor to indemnify and hold harmless, as set forth herein, shall include the duty to defend as set forth in Section 2778 of the California Civil Code.

7. This Agreement pertains to and runs with the property described in Exhibit A in perpetuity, and shall be recorded against the property. This Agreement binds the assigns and successors-in-interests of the GRANTOR. The COUNTY and its successors and assigns, in the event of any breach of this Agreement, shall have the right to exercise all of the rights and remedies, and to maintain any actions at law or suits in equity or other proper proceedings against GRANTOR or its permitted successors and assigns and enforce the curing of each breach.
8. Such legal action be necessary to enforce any provision of this Agreement, Grantor agrees to pay all reasonable attorney fees and costs incurred by COUNTY in connection therewith.
9. In the event the property is or becomes annexed to any city, Grantor agrees to fulfill all of the terms of this Agreement upon demand by such city as though Grantor had contracted with the city originally. Any annexing city shall have the rights of a third party beneficiary.

Dated this day of: 3/28, 2019

By: 

Printed Name: Randal Tsuda

Title: President & CEO

By: _____

Printed Name: _____

Title: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement for Public Right-of-Way dated _____, from 2821 EI CAMINO REAL, L.P., (the "Grantor"), to the COUNTY OF SAN MATEO, a political subdivision of the State of California (the "Grantee") on _____, is hereby accepted by the undersigned officer or agent on behalf of the BOARD OF SUPERVISORS adopted on _____, 2019, and the Grantee consents to recordation thereof by its duly authorized officer.

Steve Monowitz
Community Development Director
County of San Mateo

Date

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Mateo)

On March 28th, 2019 -, before me, Lauren Bigelow,
a Notary Public, personally appeared Randal Tsuda, who proved to me
on the basis of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/~~their~~ authorized capacity, and that by his/~~her~~/~~their~~ signature on the instrument the
person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lauren Bigelow

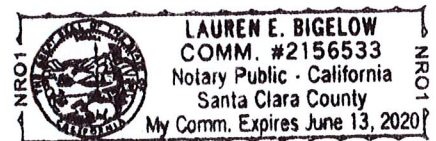


EXHIBIT "A"
Legal Description

SIDEWALK EASEMENT
2821 El Camino Real, Redwood City, CA

Real property in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Lots 36, 37, 38, 39 and 40 in Block 57, as said Lots are shown on that certain Map entitled "MAP NO. 1, DUMBARTON OAKS", filed in the Office of the Recorder of the County of San Mateo, State of California on January 20, 1908 in Book 5 of Maps at Page 56, described as follows:

Being also a portion of the lands described in that certain Gift Deed, dated September 9, 2015 and recorded September 11, 2015 as Instrument No. 2015-096903, Official Records of San Mateo County, more particularly described as follows:

BEGINNING at the most westerly corner of said lands (O.R. 2015-096903), said corner being also a point on the northeasterly line of El Camino Real (also known as State Highway 82);

Thence leaving said corner and along the northwesterly line of said lands, North 37°40'10" East, 5.03 feet;

Thence leaving said northwesterly line, the following courses and distances:

- South 48°33'34" East, 67.98 feet;
- South 47°04'35" East, 52.39 feet to the southeasterly line of said lands;

Thence along said southeasterly line, South 37°40'00" West, 3.70 feet to said northeasterly line of El Camino Real;

Thence along said northeasterly line of El Camino Real, North 48°32'50" West, 120.26 feet to the point of **BEGINNING**.

Containing an area of 570 square feet, more or less.

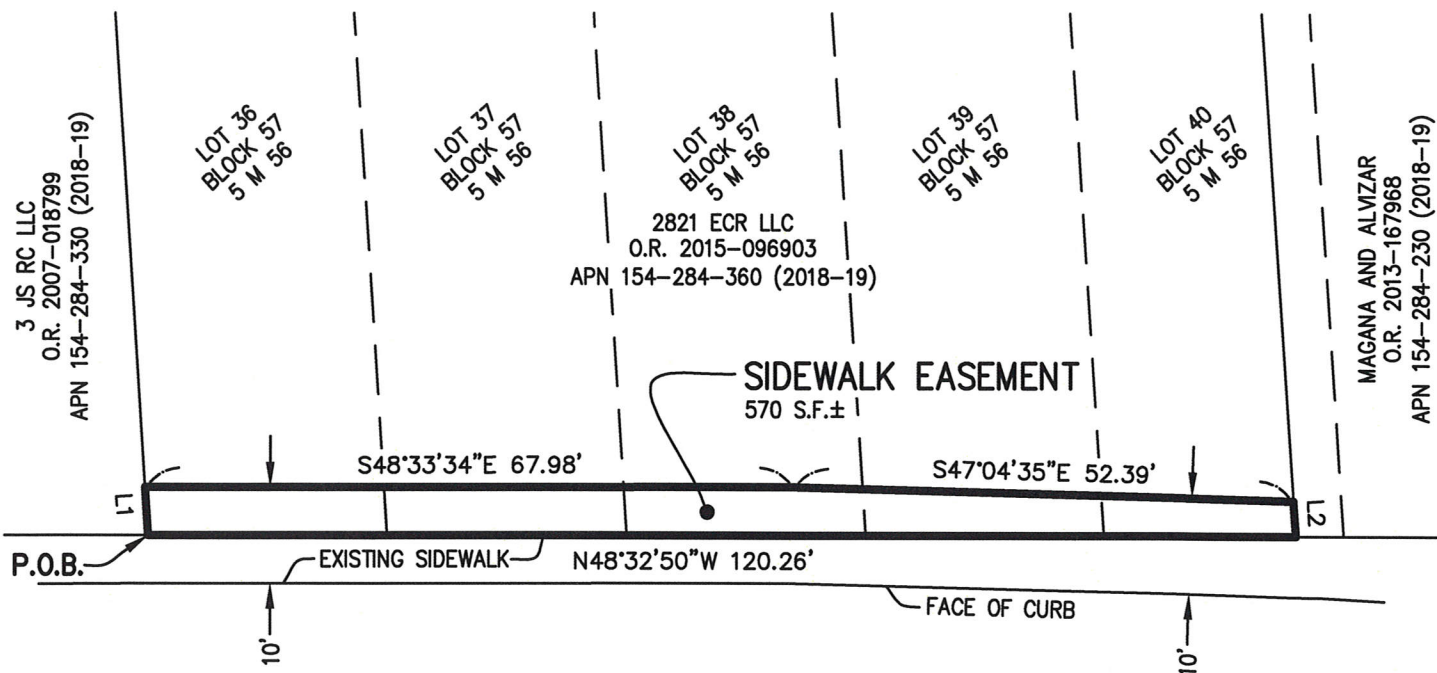
As shown on EXHIBIT "B" attached hereto and by this reference made a part hereof.

This legal description was prepared by me, or under my direct supervision, in conformance with the requirements of the Professional Land Surveyors' Act.

By: 
John Koroyan
P.L.S. No. 8883

Dated: Nov. 14, 2018

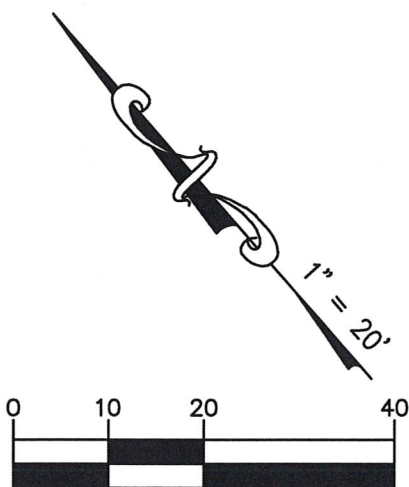




LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N37°40'10\"E	5.03'
L2	S37°40'00\"W	3.70'

EL CAMINO REAL

(STATE HIGHWAY 82, WIDTH VARIES)



LEGEND

APN (2018-19) ASSESSOR'S PARCEL NUMBER
 O.R. PER ROLL YEAR 2018-2019
 P.O.B. OFFICIAL RECORDS
 S.F. POINT OF BEGINNING
 SQUARE FEET

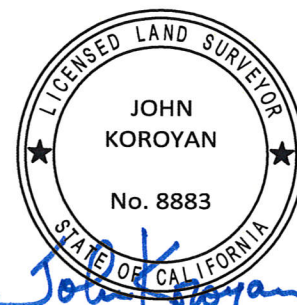


EXHIBIT "B"
 PLAT TO ACCOMPANY
 LEGAL DESCRIPTION

K:\2016\166011_2821_EL_CAMINO_REAL_REDWOOD_CITY\SUR\DWG\PLAT\SIDEWALK EASEMENT.DWG



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 www.bkf.com

Subject **SIDEWALK EASEMENT**
2821 EL CAMINO REAL, REDWOOD CITY, CA
 Job No. 20166011
 By CASC Date 11-14-18 Chkd. JVK
 SHEET 1 OF 1



County of San Mateo - Planning and Building Department

ATTACHMENT C

SB 35 Statewide Determination Summary

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of December 4, 2018. The following 24 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2017). These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 24 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.**

For more detail on the proration methodology or background data see the SB 35 Determination Methodology.

JURISDICTION	
1	AMERICAN CANYON
2	ATHERTON
3	BELL
4	BEVERLY HILLS
5	CALISTOGA
6	CARPINTERIA
7	EL CERRITO
8	FOSTER CITY
9	HEALDSBURG
10	HILLSBOROUGH
11	LAGUNA NIGUEL
12	LEMON GROVE
13	MENLO PARK
14	MILL VALLEY
15	MONTE SERENO
16	PASO ROBLES
17	SAN BERNARDINO COUNTY
18	SANTA CLARA COUNTY
19	SANTA MONICA
20	SOLVANG
21	SONOMA COUNTY
22	UKIAH
23	WEST HOLLYWOOD
24	WOODSIDE

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include $\geq 10\%$ Affordability

When jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2017), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

These conditions currently apply to the following 316 jurisdictions:

JURISDICTION	JURISDICTION	JURISDICTION
1 ADELANTO	41 CATHEDRAL	81 FARMERSVILLE
2 ALAMEDA COUNTY	42 CERES	82 FERNDALE
3 ALHAMBRA	43 CHOWCHILLA	83 FILLMORE
4 ALISO VIEJO	44 CITRUS HEIGHTS	84 FIREBAUGH
5 ALTURAS	45 CLAYTON	85 FORT BRAGG
6 AMADOR	46 CLEARLAKE	86 FORT JONES
7 AMADOR COUNTY	47 CLOVERDALE	87 FORTUNA
8 ANDERSON	48 COACHELLA	88 FOUNTAIN VALLEY
9 ANGELS CAMP	49 COLFAX	89 FOWLER
10 APPLE VALLEY	50 COLMA	90 FRESNO COUNTY
11 ARCADIA	51 COLTON	91 GARDEN GROVE
12 ARCATA	52 COLUSA	92 GLENN COUNTY
13 ARROYO GRANDE	53 COLUSA COUNTY	93 GONZALES
14 ARVIN	54 COMMERCE	94 GRAND TERRACE
15 ATASCADERO	55 COMPTON	95 GRASS VALLEY
16 AVALON	56 CONCORD	96 GREENFIELD
17 AVENAL	57 CORCORAN	97 GRIDLEY
18 AZUSA	58 CORNING	98 GUADALUPE
19 BAKERSFIELD	59 COVINA	99 GUSTINE
20 BANNING	60 CRESCENT CITY	100 HALF MOON BAY
21 BARSTOW	61 CUDAHY	101 HANFORD
22 BEAUMONT	62 DEL NORTE COUNTY	102 HAWAIIAN GARDENS
23 BELVEDERE	63 DEL REY OAKS	103 HAYWARD
24 BENICIA	64 DELANO	104 HEMET
25 BIGGS	65 DESERT HOT SPRINGS	105 HERMOSA BEACH
26 BISHOP	66 DINUBA	106 HIDDEN HILLS
27 BLUE LAKE	67 DORRIS	107 HIGHLAND
28 BLYTHE	68 DOS PALOS	108 HOLTVILLE
29 BRADBURY	69 DUARTE	109 HUMBOLDT COUNTY
30 BRAWLEY	70 DUNSMUIR	110 HUNTINGTON BEACH
31 BURBANK	71 EAST PALO ALTO	111 HUNTINGTON PARK
32 BUTTE COUNTY	72 EL CAJON	112 HURON
33 CALAVERAS COUNTY	73 EL CENTRO	113 IMPERIAL
34 CALEXICO	74 EL MONTE	114 IMPERIAL COUNTY
35 CALIFORNIA CITY	75 EL SEGUNDO	115 INDUSTRY
36 CALIMESA	76 ESCALON	116 INGLEWOOD
37 CALIPATRIA	77 ESCONDIDO	117 INYO COUNTY
38 CANYON LAKE	78 ETNA	118 IONE
39 CARMEL	79 EUREKA	119 IRWINDALE
40 CARSON	80 EXETER	120 ISLETON

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include $\geq 10\%$ Affordability

When jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2017), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

These conditions currently apply to the following 316 jurisdictions:

JURISDICTION	JURISDICTION	JURISDICTION
121 JACKSON	161 MAYWOOD	201 PARLIER
122 JURUPA VALLEY	162 MCFARLAND	202 PATTERSON
123 KERMAN	163 MENDOCINO COUNTY	203 PICO RIVERA
124 KERN COUNTY	164 MENDOTA	204 PINOLE
125 KINGS COUNTY	165 MENIFEE	205 PISMO BEACH
126 KINGSBURG	166 MERCED	206 PLEASANT HILL
127 LA CANADA FLINTRIDGE	167 MERCED COUNTY	207 PLYMOUTH
128 LA HABRA HEIGHTS	168 MILLBRAE	208 POINT ARENA
129 LA MIRADA	169 MODESTO	209 POMONA
130 LA PUENTE	170 MODOC COUNTY	210 PORTERVILLE
131 LA VERNE	171 MONTAGUE	211 PORTOLA
132 LAKE COUNTY	172 MONTCLAIR	212 POWAY
133 LAKEPORT	173 MONTEBELLO	213 RED BLUFF
134 LANCASTER	174 MONTEREY	214 REDDING
135 LASSEN COUNTY	175 MONTEREY PARK	215 REDLANDS
136 LATHROP	176 MORENO VALLEY	216 REDONDO BEACH
137 LAWDALE	177 MORRO BAY	217 REEDLEY
138 LEMOORE	178 MOUNT SHASTA	218 RIALTO
139 LINDSAY	179 MURRIETA	219 RICHMOND
140 LIVE OAK	180 NATIONAL CITY	220 RIDGECREST
141 LIVINGSTON	181 NEEDLES	221 RIO DELL
142 LOMA LINDA	182 NEVADA CITY	222 RIO VISTA
143 LOMPOC	183 NEWARK	223 RIPON
144 LONG BEACH	184 NEWMAN	224 RIVERBANK
145 LOOMIS	185 NORCO	225 RIVERSIDE
146 LOS ALAMITOS	186 NOVATO	226 RIVERSIDE COUNTY
147 LOS ALTOS HILLS	187 OCEANSIDE	227 ROLLING HILLS
148 LOS ANGELES COUNTY	188 OJAI	228 ROSEMEAD
149 LOS BANOS	189 ONTARIO	229 ROSS
150 LOYALTON	190 ORANGE COVE	230 SACRAMENTO
151 LYNWOOD	191 ORLAND	231 SACRAMENTO COUNTY
152 MADERA	192 OROVILLE	232 SALINAS
153 MADERA COUNTY	193 OXNARD	233 SAN ANSELMO
154 MANHATTAN BEACH	194 PACIFIC GROVE	234 SAN BENITO COUNTY
155 MANTECA	195 PACIFICA	235 SAN BERNARDINO
156 MARICOPA	196 PALM DESERT	236 SAN BRUNO
157 MARINA	197 PALMDALE	237 SAN DIEGO COUNTY
158 MARIPOSA COUNTY	198 PALOS VERDES ESTATES	238 SAN DIMAS
159 MARTINEZ	199 PARADISE	239 SAN FERNANDO
160 MARYSVILLE	200 PARAMOUNT	240 SAN JACINTO

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include ≥ 10% Affordability

When jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (2017), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

These conditions currently apply to the following 316 jurisdictions:

JURISDICTION	JURISDICTION
241 SAN JOAQUIN	281 TEHACHAPI
242 SAN JOAQUIN COUNTY	282 TEHAMA
243 SAN JUAN BAUTISTA	283 TEHAMA COUNTY
244 SAN LEANDRO	284 TEMPLE CITY
245 SAN MATEO COUNTY	285 TORRANCE
246 SAN PABLO	286 TRINIDAD
247 SAN RAFAEL	287 TRINITY COUNTY
248 SAND CITY	288 TULARE
249 SANGER	289 TULARE COUNTY
250 SANTA BARBARA	290 TULELAKE
251 SANTA CLARITA	291 TUOLUMNE COUNTY
252 SANTA CRUZ COUNTY	292 TURLOCK
253 SANTA MARIA	293 TWENTYNINE PALMS
254 SANTA PAULA	294 UPLAND
255 SANTA ROSA	295 VALLEJO
256 SANTEE	296 VENTURA COUNTY
257 SARATOGA	297 VERNON
258 SAUSALITO	298 VICTORVILLE
259 SCOTTS VALLEY	299 VILLA PARK
260 SEAL BEACH	300 WATERFORD
261 SEASIDE	301 WEED
262 SEBASTOPOL	302 WEST SACRAMENTO
263 SELMA	303 WESTLAKE VILLAGE
264 SHAFTER	304 WESTMORLAND
265 SHASTA COUNTY	305 WHEATLAND
266 SHASTA LAKE	306 WHITTIER
267 SIERRA COUNTY	307 WILLIAMS
268 SIGNAL HILL	308 WILLITS
269 SISKIYOU COUNTY	309 WILLOWS
270 SOLANA BEACH	310 WOODLAKE
271 SOLEDAD	311 YOLO COUNTY
272 SONOMA	312 YREKA
273 SONORA	313 YUBA CITY
274 SOUTH EL MONTE	314 YUBA COUNTY
275 SOUTH GATE	315 YUCAIPA
276 SOUTH LAKE TAHOE	316 YUCCA VALLEY
277 STOCKTON	
278 SUISUN CITY	
279 SUSANVILLE	
280 TAFT	

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include $\geq 50\%$ Affordability

When jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

The following list includes the 199 jurisdictions that are not subject to SB 35 streamlining for proposed developments with $\geq 10\%$ affordability, but are subject to SB 35 streamlining for proposed developments with $\geq 50\%$ affordability.

JURISDICTION	JURISDICTION	JURISDICTION
1 AGOURA HILLS	36 CORONA	71 GROVER BEACH
2 ALAMEDA	37 CORONADO	72 HAWTHORNE
3 ALBANY	38 CORTE MADERA	73 HERCULES
4 ALPINE COUNTY	39 COSTA MESA	74 HESPERIA
5 ANAHEIM	40 COTATI	75 HOLLISTER
6 ANTIOCH	41 CULVER CITY	76 HUGHSON
7 ARTESIA	42 CUPERTINO	77 IMPERIAL BEACH
8 ATWATER	43 CYPRESS	78 INDIAN WELLS
9 AUBURN	44 DALY CITY	79 INDIO
10 BALDWIN PARK	45 DANA POINT	80 IRVINE
11 BELL GARDENS	46 DANVILLE	81 KING CITY
12 BELLFLOWER	47 DAVIS	82 LA HABRA
13 BELMONT	48 DEL MAR	83 LA MESA
14 BERKELEY	49 DIAMOND BAR	84 LA PALMA
15 BIG BEAR LAKE	50 DIXON	85 LA QUINTA
16 BREA	51 DOWNEY	86 LAFAYETTE
17 BRENTWOOD	52 DUBLIN	87 LAGUNA BEACH
18 BRISBANE	53 EASTVALE	88 LAGUNA HILLS
19 BUELLTON	54 EL DORADO COUNTY	89 LAGUNA WOODS
20 BUENA PARK	55 ELK GROVE	90 LAKE ELSINORE
21 BURLINGAME	56 EMERYVILLE	91 LAKE FOREST
22 CALABASAS	57 ENCINITAS	92 LAKEWOOD
23 CAMARILLO	58 FAIRFAX	93 LARKSPUR
24 CAMPBELL	59 FAIRFIELD	94 LINCOLN
25 CAPITOLA	60 FOLSOM	95 LIVERMORE
26 CARLSBAD	61 FONTANA	96 LODI
27 CERRITOS	62 FREMONT	97 LOMITA
28 CHICO	63 FRESNO	98 LOS ALTOS
29 CHINO	64 FULLERTON	99 LOS ANGELES
30 CHINO HILLS	65 GALT	100 LOS GATOS
31 CHULA VISTA	66 GARDENA	101 MALIBU
32 CLAREMONT	67 GILROY	102 MAMMOTH LAKES
33 CLOVIS	68 GLENDALE	103 MARIN COUNTY
34 COALINGA	69 GLENDORA	104 MILPITAS
35 CONTRA COSTA COUNTY	70 GOLETA	105 MISSION VIEJO

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions

When Proposed Developments Include $\geq 50\%$ Affordability

When jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

The following list includes the 199 jurisdictions that are not subject to SB 35 streamlining for proposed developments with $\geq 10\%$ affordability, but are subject to SB 35 streamlining for proposed developments with $\geq 50\%$ affordability.

JURISDICTION	JURISDICTION	JURISDICTION
106 MONO COUNTY	143 REDWOOD CITY	180 TIBURON
107 MONROVIA	144 ROCKLIN	181 TRACY
108 MONTEREY COUNTY	145 ROHNERT PARK	182 TRUCKEE
109 MOORPARK	146 ROLLING HILLS ESTATES	183 TUSTIN
110 MORAGA	147 ROSEVILLE	184 UNION CITY
111 MORGAN HILL	148 SAINT HELENA	185 VACAVILLE
112 MOUNTAIN VIEW	149 SAN BUENAVENTURA	186 VISALIA
113 NAPA	150 SAN CARLOS	187 VISTA
114 NAPA COUNTY	151 SAN CLEMENTE	188 WALNUT
115 NEVADA COUNTY	152 SAN DIEGO	189 WALNUT CREEK
116 NEWPORT BEACH	153 SAN FRANCISCO	190 WASCO
117 NORWALK	154 SAN GABRIEL	191 WATSONVILLE
118 OAKDALE	155 SAN JOSE	192 WEST COVINA
119 OAKLAND	156 SAN JUAN CAPISTRANO	193 WESTMINSTER
120 OAKLEY	157 SAN LUIS OBISPO	194 WILDOMAR
121 ORANGE	158 SAN LUIS OBISPO CO.	195 WINDSOR
122 ORANGE COUNTY	159 SAN MARCOS	196 WINTERS
123 ORINDA	160 SAN MARINO	197 WOODLAND
124 PALM SPRINGS	161 SAN MATEO	198 YORBA LINDA
125 PALO ALTO	162 SAN RAMON	199 YOUNTVILLE
126 PASADENA	163 SANTA ANA	
127 PERRIS	164 SANTA BARBARA COUNTY	
128 PETALUMA	165 SANTA CLARA	
129 PIEDMONT	166 SANTA CRUZ	
130 PITTSBURG	167 SANTA FE SPRINGS	
131 PLACENTIA	168 SIERRA MADRE	
132 PLACER COUNTY	169 SIMI VALLEY	
133 PLACERVILLE	170 SOLANO COUNTY	
134 PLEASANTON	171 SOUTH PASADENA	
135 PLUMAS COUNTY	172 SOUTH SAN FRANCISCO	
136 PORT HUENEME	173 STANISLAUS COUNTY	
137 PORTOLA VALLEY	174 STANTON	
138 RANCHO CORDOVA	175 SUNNYVALE	
139 RANCHO CUCAMONGA	176 SUTTER COUNTY	
140 RANCHO MIRAGE	177 SUTTER CREEK	
141 RANCHO PALOS VERDES	178 TEMECULA	
142 RANCHO ST. MARGARITA	179 THOUSAND OAKS	