

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

DATE: December 17, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: A General Plan text amendment replacing the current Housing Element of the County's General Plan, covering the period from 2007 to 2014, with a revised Housing Element covering the state-mandated Planning Period from 2014 to 2022.

County File Number: PLN 2014-00386

PROPOSAL

A General Plan text amendment replacing the current Housing Element of the County's General Plan, covering the period from 2007 to 2014, with a revised Housing Element covering the state-mandated Planning Period from 2014 to 2022.

RECOMMENDATION

1. That the Planning Commission recommend that the Board of Supervisors certify the associated Negative Declaration for the project as complete and correct.
2. That the Planning Commission recommend that the Board of Supervisors direct the Planning and Building Department to submit the updated Housing Element to the California Department of Housing and Community Development for certification.

SUMMARY

The Housing Element is a required component of the County's General Plan, mandated by State Law. State law also mandates specific contents of the Housing Element, which include: goals, policies, and programs to preserve, improve and develop housing; identification of existing and projected housing needs for all segments of the community; identification of adequate sites that are available to meet the County's fair share of regional housing needs; a description of constraints on housing development; an evaluation of the existing Housing Element; and a statement of quantified objectives that estimates the number of housing units by income level to be provided for by the end of the Housing Element cycle.

Required Update and State Department of Housing and Community Development (HCD) Certification. State law requires all local jurisdictions to periodically update their Housing Element, on a schedule established by the state. The County must also submit

the revised Housing Element to HCD for review and approval. The Housing Element should be certified by HCD by January 2015; however, there is a subsequent three-month grace period which allows jurisdictions to complete and adopt Housing Elements after January 2015, while still remaining in compliance with state law.

Regional Housing Needs Allocation. A core component of the Housing Element is a demonstration that the County can meet its Regional Housing Needs Allocation, or “RHNA,” the County’s share of overall regional housing need, as determined by the State and the Association of Bay Area Governments. Analysis completed for this update indicates that the County has enough sites for new housing development or redevelopment to meet the County’s RHNA, without changes to zoning or other policies.

Changes from the Prior Housing Element. The County’s Housing Element has been revised and updated to reflect current conditions, current housing needs, best practices, the requirements of State law, and input received from stakeholders and County residents. However, because the prior Housing Element was adopted very recently, most changes are merely updates to existing data, existing policies and programs, and other information, including the adequate sites inventory, which must be modified to address changing conditions or new data. There are some exceptions, which are required to address new requirements in State law or new policies proposed as part of the Housing Element update. In addition, some policies that are no longer relevant, or that have been completed, have been removed from the Housing Element.

Public Participation. The updated Housing Element is based on public outreach and participation, including public workshops, stakeholder forums, an online survey, distribution of informational materials, and submittal of other direct comments by members of the public and a broad range of other stakeholders.

Conclusion. The Housing Element was updated in collaboration with the County Housing Department, and was augmented by significant input from the 21 Elements Collaborative, County residents, and a variety of stakeholders, including advocates, policymakers, developers, and others. Since the prior, the 2007-2014 Housing Element was adopted relatively recently, and was completed with a robust and comprehensive process, the revisions to this Housing Element are relatively minor, and the updated Housing Element does not differ dramatically from the prior Element. However, this Housing Element accurately and adequately reflects the analytical detail required by State Law, and reflects the County’s overall housing policy direction, as well as providing appropriate guidance for policy and program implementation over the next seven years.

Environmental Review. Pursuant to California Environmental Quality Act, staff has completed an Initial Study for this project. Based on the analysis and findings of the Initial Study, the project has no potentially significant environmental impacts, and a Negative Declaration has been prepared. The Initial Study and Negative Declaration were posted on November 26, 2014; to date, no comments on the environmental review have been received.

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

DATE: December 17, 2014

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County File Number: PLN 2014-00386

PROPOSAL

A General Plan text amendment replacing the current Housing Element of the County's General Plan, covering the period from 2007 to 2014, with a revised Housing Element covering the state-mandated Planning Period from 2014 to 2022. This update is required by State law, and the updated Housing Element must also be submitted to the State Department of Housing and Community Development (HCD) for HCD's certification of compliance with state law, and must be adopted by the San Mateo County Board of Supervisors.

The draft of the updated San Mateo County Housing Element is available here:
https://planning.smcgov.org/sites/planning.smcgov.org/files/SMCo%20Draft%20Housing%20Element%202014-2022.PUBLIC_0.pdf

RECOMMENDATION

1. That the Planning Commission recommend that the Board of Supervisors certify the attached Negative Declaration for the project as complete and correct.
2. That the Planning Commission recommend that the Board of Supervisors direct the Planning and Building Department to submit the updated Housing Element to the State Department of Housing and Community Development for certification.

BACKGROUND

Report Prepared By: William Gibson

Location: Countywide, unincorporated areas

Existing Zoning: Various (Countywide)

General Plan Designation: Various (Countywide)

Sphere-of-Influence: Various (Countywide)

Existing Land Use: Various (Countywide)

Environmental Evaluation: County staff has completed an Initial Study of the project, indicating that adoption of the updated Housing Element will not have any significant environmental impacts. The Initial Study and Negative Declaration for the project are attached to this report as Attachment B.

DISCUSSION

A. KEY ISSUES

1. **The Housing Element.** The Housing Element is a required component of the County's General Plan, mandated by State Law. State law also mandates specific contents of the Housing Element, which includes the following:
 - a. Goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.
 - b. Identification of existing and projected housing needs for all segments of the community.
 - c. Identification of adequate sites that are zoned and available in the housing element cycle to meet the County's fair share of regional housing needs at all income levels.
 - d. A description of constraints on the development of housing in San Mateo County.
 - e. An evaluation of the existing Housing Element.
 - f. A statement of quantified objectives that estimates the number of housing units by income level to be provided for by the end of the Housing Element cycle.
2. **The Housing Element Update.** State law requires all local jurisdictions to periodically update the Housing Element of their General Plan, on a schedule established by the state. The current Housing Element covers the period for 2007 to 2014; the updated Housing Element will, on adoption, replace the existing Housing Element, and will cover the period from 2014 through 2022.
3. **Adoption and Department of Housing and Community Development (HCD) Certification.** The County must submit a revision or amendment of the

Housing Element to HCD for HCD's review and approval; until certification by HCD, the Housing Element is not legally valid. The Housing Element should be certified by HCD, and adopted by the Board of Supervisors, by January 2015; however, there is a subsequent three-month grace period, ending in April 2015, which allows jurisdictions to complete and adopt Housing Elements after January 2015, while still remaining in compliance with state law.

4. Housing Element Contents. 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 eleven sections and an appendix, as described below:
 - a. Introduction. This section explains the scope and purpose of the Housing Element and its relationship to other County plans and programs.
 - b. Public Outreach. This section describes the County's efforts to maximize public participation and input from all parts of the unincorporated County community in the Housing Element update.
 - c. Existing Conditions. This section describes existing conditions in the County, including basic geographic and demographic information, housing conditions, economic conditions, and other current information.
 - d. Housing Constraints. This section analyzes potential non-governmental, governmental and infrastructure constraints to housing development in unincorporated areas and summarizes potential constraints Countywide.
 - e. 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.
 - f. Energy Conservation. This section addresses the County's energy conservation efforts related to housing.
 - g. 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.

- h. Housing Resources. This section summarizes the resources available to the County to address housing needs.
 - i. 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.
 - j. Housing Goals, Policies and Programs. This section describes the new and continued policies and programs that the County will implement to address the County’s housing needs, including an implementation timeframe and targets for each policy/program.
 - k. Five-Year Quantified Housing Objectives. This section presents the County’s goals for new housing production.
 - l. Appendix. The Appendix presents additional details on the public outreach process, summaries of public comment, and examples of outreach materials.
5. Regional Housing Needs Allocation. A core component of the Housing Element, and one of the most important legal requirements, 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, and modified and agreed to by the local San Mateo County jurisdictions through a collaborative process. San Mateo County’s RHNA for the 2015-2023 period is:

Income Category¹	Units Needed
Extremely Low (up to \$33,950)	77
Very Low (between \$33,950 and \$56,550)	76
Low (between \$33,950 and \$90,500)	103
Moderate (between \$90,500 and \$123,600)	102
Above Moderate (greater than \$123,600)	555
Total	913

1. Income category from 2014, based on a family of four.

Analysis completed for this Housing Element update indicates 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 total sites available for housing production are contrasted with the County’s RHNA in the table below:

Table 9-6
RHNA vs. Capacity of Developable and Re-developable Sites
San Mateo County, 2014-2022

Income Category	Units Needed	Capacity of Available Sites	Surplus / (Deficit)
Extremely Low Income	77	115	38
Very Low Income	76	115	39
Low Income	103	127	24
Moderate Income	102	125	23
Above Moderate Income	555	1,361	806
Total	913	1,842	929
<i>Note: Capacity of Available Sites includes units already approved, but not yet built, and units on developed sites that could be redeveloped at higher intensities. Only parcels that could be developed without changes to zoning and/or land use are included.</i>			

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

6. Changes from the Prior Housing Element. The County’s Housing Element has been revised and updated to reflect current conditions, current housing needs, best practices, the requirements of State law, and input received from stakeholders and County residents. However, because the prior Housing Element was adopted very recently, most changes are merely updates to existing data, existing policies and programs, and other information, including the adequate sites inventory, which must be modified to address changing conditions or new data. There are some exceptions, which are required to address new requirements in State law or new policies proposed as part of the Housing Element update. In addition, some policies that are no longer relevant, or that have been completed, have been removed from the Housing Element. Changes include:
 - a. Assessment of the number and needs of the developmentally disabled in the County.
 - b. Removal of polices relating to adoption of the North Fair Oaks Community Plan, which has been adopted.
 - c. Removal of policies related to Senate Bill 2 compliance, which relates to zoning appropriately for emergency shelters and transitional and supportive housing; this zoning has been adopted.
 - d. Addition of a policy regarding pre-approved development prototypes for small lots in the Coastal Zone.

- e. Addition of a policy committing the Housing Department and Planning Department to train County employees in various departments on housing policies and housing needs.
 - f. Addition of a policy committing the County to study areas for potential affordable housing overlay zones.
7. Public Participation. The updated Housing Element is based on public outreach and participation, including the following components:
- a. 21 Elements Stakeholder Forums and Input. Through the Countywide 21 Elements Collaborative, which is an ongoing joint effort by all twenty-one County jurisdictions to share information, data, and best practices on Housing Element update and implementation, the County participated in stakeholder forums which provided input from developers, housing advocates, and other stakeholders on housing trends, housing needs, and other relevant information.
 - b. Public Workshops. The County has held two public workshops, one on the coastside and one on the bayside, prior to creation of the draft Housing Element, and two additional workshops, also on the coast and the bayside, to receive comments on the draft Housing Element.
 - c. Brochures. The County has produced informational brochures in English and Spanish for the Housing Element update. The brochures have been distributed through County departments, through local libraries and community centers, and by email to a variety of stakeholders and partners.
 - d. Online Survey. The County prepared a survey to obtain feedback on the housing issues most critical to County residents. The survey was available through the County's website, in English and Spanish, and was publicized by email, at the workshops, and in the brochure. Comments received prior to publication of the draft Housing Element are included in the Appendix.
 - e. Website. The County has maintained a website describing the Housing Element update, providing information on housing issues, providing notice of meeting and hearing dates and other key dates and deadlines, and providing access to the current Housing Element, the online survey, electronic versions of the informational brochure, contact information for County staff, and other information.
8. Conclusion. The Housing Element was updated in collaboration with the County Housing Department, and was augmented by significant input from the 21 Elements Collaborative, County residents, and a variety of stakeholders, including advocates, policymakers, developers, and others. Since the prior, the 2007-2014 Housing Element was adopted relatively

recently, and was completed with a very robust and comprehensive process, the revisions to this Housing Element are relatively minor, and the updated Housing Element does not differ dramatically from the prior Element. However, this Housing Element accurately and adequately reflects the analytical detail required by State Law, and reflects the County's overall housing policy direction, as well as providing appropriate guidance for policy and program implementation over the next seven years.

B. ALTERNATIVES

The County is required by state law to update the Housing Element of the General Plan, on a schedule also prescribed by law. There is no feasible, legal alternative to updating the County Housing Element.

C. ENVIRONMENTAL REVIEW

Pursuant to California Environmental Quality Act, staff has completed an Initial Study for this project. Based on the analysis and findings of the Initial Study, the project has no potentially significant environmental impacts, and a Negative Declaration has been prepared. The Initial Study and Negative Declaration were posted on November 26, 2014; to date, no comments on the environmental review have been received.

D. REVIEWING AGENCIES

County Counsel

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Initial Study and Negative Declaration

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00386 Hearing Date: December 17, 2014

Prepared By: William Gibson
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

1. Find that the proposed updated Housing Element of the General Plan is internally consistent with the remainder of the County's General Plan, as adopted in 1986, and with all subsequent amendments to the County General Plan.
2. Find that adoption of the updated Housing Element advances the County's intent, as described in the County's Shared Vision 2025, to promote affordable, livable connected communities.
3. Find that adoption of the updated Housing Element is consistent with the requirements of State Housing Element law, including both substantive and procedural requirements, and with the requirements for a timely update on the schedule established in the California Government Code.

Recommend that the Board of Supervisors:

4. Certify the attached Negative Declaration as complete and correct.
5. Direct the Planning and Building Department to submit the updated Housing Element to the California Department of Housing and Community Development for certification.

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County of San Mateo - Planning and Building Department

ATTACHMENT B

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 2014-2022 General Plan Housing Element Update
2. County File Number: PLN2014-00386
3. Lead Agency Name and Address:

San Mateo County Planning and Building Dept.
455 County Center, Second Floor
Redwood City, CA 94063

4. Contact Person and Phone Number: William Gibson, 650-363-1816
5. Project Location: Countywide, unincorporated
6. Assessor's Parcel No.: N/A (Countywide)
7. Project Sponsor's Name and Address: N/A
8. General Plan Designation: Various (Countywide)
9. Zoning: Various (Countywide)
10. Description of the Project: A General Plan text amendment replacing the current Housing Element of the County's General Plan, covering the period from 2007 to 2014, with a revised Housing Element covering the state-mandated Planning Period from 2014 to 2022.

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policies proposed as part of the Housing Element update. In addition, some policies that are no longer relevant, or that have been completed, have been removed from the Housing Element. Changes include:

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- Removal of policies related to Senate Bill 2 compliance, which relates to zoning appropriately for emergency shelters and transitional and supportive housing; this zoning has been adopted
- Addition of a policy regarding pre-approved development prototypes for small lots
- Addition of a policy committing the Housing Department and Planning Department to train County employees in various departments on housing policies and housing needs
- Addition of a policy committing the County to study areas for potential affordable housing overlay zones

The draft San Mateo County Housing Element is available here: https://planning.smcgov.org/sites/planning.smcgov.org/files/SMCo%20Draft%20Housing%20Element%202014-2022.PUBLIC_0.pdf

11. Surrounding Land Uses and Setting: Various (Countywide)
12. Other Public Agencies Whose Approval is Required: The Airport Land Use Commission must review the Housing Element for compliance with airport land use policies. For the Housing Element to be compliant with State law, the California Department of Housing and Community Development must ultimately certify it as such.

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” as indicated by the checklist on the following pages.

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

EVALUATION OF ENVIRONMENTAL IMPACTS

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

<p>1. AESTHETICS. Would the project:</p>

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

<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:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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:				
b. Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
Discussion:				
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 forest land to non-forest use?				X
Discussion:				
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
Discussion:				
e. Result in damage to soil capability or loss of agricultural land?				X

Discussion:					
f.	Conflict with existing zoning for, or cause rezoning of, forest land (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))? Note to reader: This question seeks to address the economic impact of converting forest land to a non-timber harvesting use.				X
Discussion:					

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a.	Conflict with or obstruct implementation of the applicable air quality plan?				X
Discussion:					
b.	Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
Discussion:					
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
Discussion:					
d.	Expose sensitive receptors to significant pollutant concentrations, as defined by the BAAQMD?				X
Discussion:					

e. Create objectionable odors affecting a significant number of people?				X
Discussion:				
f. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
Discussion:				

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>
a. Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
Discussion:				
b. Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
Discussion:				
c. Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
Discussion:				

d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Discussion:				
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
Discussion:				
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
Discussion:				
g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
Discussion:				
h. Result in loss of oak woodlands or other non-timber woodlands?				X
Discussion:				

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>
a. Cause a significant adverse change in the significance of a historical resource as defined in Section 15064.5?				X
Discussion:				
b. Cause a significant adverse change in the significance of an archaeological resource				X

pursuant to Section 15064.5?				
Discussion:				
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Discussion:				
d. Disturb any human remains, including those interred outside of formal cemeteries?				X
Discussion:				

6. GEOLOGY AND SOILS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.				X
Discussion:				
ii. Strong seismic ground shaking?				X
Discussion:				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
Discussion:				

iv. Landslides?				X
Discussion:				
v. Coastal cliff/bluff instability or erosion? Note: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7 (Climate Change).				X
Discussion:				
b. Result in significant soil erosion or the loss of topsoil?				X
Discussion:				
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
Discussion:				
d. Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?				X
Discussion:				
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
Discussion:				

7. 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>
a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X

Discussion:					
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
Discussion:					
c.	Result in the loss of forest land or conversion of forest land to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
Discussion:					
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
Discussion:					
e.	Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
Discussion:					
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
Discussion:					
g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion:					

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
	<i>Potentially Significant</i>	<i>Significant Unless</i>	<i>Less Than Significant</i>	<i>No Impact</i>

	<i>Impacts</i>	<i>Mitigated</i>	<i>Impact</i>	
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
Discussion:				
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
Discussion:				
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
Discussion:				
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
Discussion:				
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion:				
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion:				
g. Impair implementation of or physically				X

interfere with an adopted emergency response plan or emergency evacuation plan?				
Discussion:				
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion:				
i. Place housing within an existing 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
Discussion:				
j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
Discussion:				
k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
Discussion:				
l. Inundation by seiche, tsunami, or mudflow?				X
Discussion:				

9. 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>
a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity)				X

and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				
Discussion:				
b. Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
Discussion:				
c. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
Discussion:				
d. Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
Discussion:				
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X
Discussion:				
f. Significantly degrade surface or groundwater water quality?				X

Discussion:					
g.	Result in increased impervious surfaces and associated increased runoff?				X
Discussion:					

10. 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>
a.	Physically divide an established community?				X
Discussion:					
b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
Discussion:					
c.	Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X
Discussion:					
d.	Result in the congregating of more than 50 people on a regular basis?				X
Discussion:					
e.	Result in the introduction of activities not currently found within the community?				X
Discussion:					
f.	Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public			X	

utilities, new industry, commercial facilities or recreation activities)?				
Discussion: Approval of the Housing Element, and implementation of the policies incorporated in the Housing Element does not approve any development, and will not directly 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. 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 which address the environmental impacts of development. 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.				
g. Create a significant new demand for housing?				X
Discussion:				

11. 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>
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
Discussion:				
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
Discussion:				

12. 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>
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards				X

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

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension			X	

of roads or other infrastructure)?				
<p>Discussion: Approval of the Housing Element, and implementation of the policies incorporated in the Housing Element does not approve any development, and will not directly 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. 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 intended 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.</p>				
b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
Discussion:				

<p>14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other public facilities or utilities (e.g. – hospitals, or electrical/natural gas supply systems)?				X
Discussion:				

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

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion:				
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X

Discussion:				
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in significant safety risks?				X
Discussion:				
d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Discussion:				
e. Result in inadequate emergency access?				X
Discussion:				
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
Discussion:				
g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
Discussion:				
h. Result in inadequate parking capacity?				X
Discussion:				

17. 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>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Discussion:				

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion:				
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
Discussion:				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Discussion:				
e. 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
Discussion:				
f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Discussion:				
g. Comply with Federal, State, and local statutes and regulations related to solid waste?				X
Discussion:				
h. Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X

Discussion:				
i. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
Discussion:				

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
Discussion:				
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
Discussion:				
c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
Discussion:				

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		Review of compliance with airport land use policies
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other: California HCD	X		Certification of compliance

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

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

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

 I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

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



(Signature)

 11/24/2014

 Planner

Date

(Title)

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