

ADDENDUM TO THE 2014-2022 HOUSING ELEMENT INITIAL STUDY/NEGATIVE DECLARATION FOR THE 2018 INCLUSIONARY HOUSING BALLOT INITIATIVE

May 2018

1.0 PURPOSE OF ADDENDUM

The California Environmental Quality Act (CEQA) recognizes that between the date an environmental document is certified and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the Lead Agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document.

In 2014, the City of San Mateo completed environmental review for the 2014-2022 Housing Element. The 2014 Initial Study (IS) analyzed the Housing Element, which is a series of related programs and policies intended to maintain compliance with State law, including the requirement to provide the City's fair share of new housing units, anticipated to be 3,164 units over the 2014-2022 timeframe. The purpose of this Addendum is to analyze the impacts which may result from the modified manner in which the Housing Element may be implemented in accordance with recent state legislation, AB 1505 (see Section 2.0, *Description of the Proposed Changes to the Project*). Specifically, the City is considering placement of a ballot measure before the voters to modify certain City inclusionary housing requirements, to allow market-rate housing developers the option of alternative means of compliance that may include, but are not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units, as required under AB 1505, rather than construct the below market rate (BMR) units on site as part of the market-rate housing project.

The CEQA Guidelines Section 15162 states that when an Environmental Impact Report (EIR) has been certified or a Negative Declaration adopted for a project, no subsequent EIR or Negative Declaration shall be prepared for that project unless the Lead Agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164 states that the Lead Agency or a Responsible Agency shall prepare an addendum to an adopted Negative Declaration if some changes or additions are necessary, but none of the conditions described in 15162 (see above) calling for preparation of a subsequent EIR have occurred.

2.0 DESCRIPTION OF THE PROPOSED CHANGES TO THE PROJECT

Section 2.1 describes the project (i.e. then 2014-2022 Housing Element) as approved in 2014 and analyzed in the IS/Negative Declaration (IS/ND). Section 2.2 describes the proposed changes to the previously approved project.

2.1 SUMMARY OF APPROVED PROJECT

The Regional Housing Needs Allocation (RHNA) for a city is determined by the Association of Bay Area Governments (ABAG), in which each city is provided a housing unit goal that is its "fair share" of the regional housing need. In the 2014-2022 Housing Element, a total of 3,164 dwelling units has been identified as San Mateo's RHNA objective for the period between 2014 and 2022. According to the 2010 US Census, the City's population is 97,207 persons. It is also estimated that there are 40,014 housing units in the City, with 2.43 persons per unit. In addition, the jobs/employed person ratio in 2010 was nearly balanced, with 1.03 jobs per employed resident, as indicated by ABAG. The Housing Element analyzes the need and supply of affordable housing which includes housing for households ranging from Moderate Income - up to 120% of the median family household income to Extremely Low Income – up to 30% of the median family income. Of the 3,164 total units planned between 2014-2022, 1,242 units are planned above Moderate Income, while the remaining 1,922 units are either Moderate, Low, Very Low, and Extremely Low Income. The Housing Element also includes an assessment of special housing needs for specific targeted groups, such as the homeless, elderly, and those afflicted with physical or mental ailments. The Housing Element includes an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. City staff inventoried vacant and underutilized parcels in San Mateo to determine what land is available for development at various levels of density.

2.2 PROPOSED CHANGES TO THE APPROVED PROJECT

BACKGROUND

In 1991, San Mateo voters enacted Measure H. This measure amended the City's General Plan to include several housing policies and programs. Among these was a requirement for the City to adopt an inclusionary housing ordinance requiring that residential projects provide a specified percentage of below market rate (BMR) units. The policies and programs enacted in Measure H were extended in 2004 through the passage of Measure P. With one limited exception, Measure P requires that projects provide the BMR units on-site. In addition, Measure P expressly prohibits the use of in lieu fees as a means of satisfying the BMR requirement.

Late last year, the California Legislature adopted AB 1505 which sought to reaffirm the authority of cities and counties to adopt and impose inclusionary housing requirements. While AB 1505 clearly enables inclusionary housing ordinances, the bill did add a requirement which provides that an inclusionary housing ordinance "shall provide alternative means of compliance that may include, but are not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units."

Measure P dictates that BMR units be provided on-site and prohibits in-lieu fees as a means of satisfying the BMR requirement. While the measure authorizes off-site construction of units when the provision of units on-site is "infeasible," the City is concerned that it could be argued that this provision does not satisfy the requirement that inclusionary ordinances provide the "alternative means of compliance" AB 1505 now requires. Given Measure P was adopted by the voters, the City Council is not able to simply amend the City's inclusionary housing ordinance to address the potential conflict with AB 1505. The features of the City's inclusionary housing requirement are dictated by the provisions of Measure P, a voter adopted initiative. As such, amendments to the provisions of the ordinance may be proposed by the City Council, but must be approved by the voters.

PROPOSED AMENDMENTS

The proposed ballot language would not affect the total number of housing units (3,164) planned for in the 2014-2022 Housing Element, nor the location or nature of the housing, including the mix of affordable units based on income categories. The proposed amendments are limited solely to reconciling the City's affordable housing requirements with AB 1505 by providing alternative means of compliance that may include, but are not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units, and are as follows:

AMENDING THE CITY'S GENERAL PLAN AND MUNICIPAL CODE TO ALLOW ALTERNATIVE METHODS OF PROVIDING AFFORDABLE RENTAL HOUSING (November 6, 2018 Ballot Measure)

THE SAN MATEO CITY COUNCIL DOES ORDAIN as follows:

Section 1. Revise the text of Section 3.D.2).a.1 under the Policy heading to read:

H 2.4: Private Development of Affordable Housing. Encourage the provision of affordable housing by the private sector through:

1. Requiring, *to* the extent allowed by law, that a percentage of the units, excluding bonus units, in specified residential projects be affordable.

Section 2. Revise the text of Section 3.D.2).a.1.a) and b) under the Program heading to read:

Program H 2.4: Private Development of Affordable Housing.

- a) Require all projects which include more than 10 residential units, including mixed use projects, to include at least 15% of the project's residential units for exclusive use as affordable housing units.
- b) Notwithstanding the provisions of subdivision a), residential rental projects shall be given the option of providing for affordable housing through alternative means that may include, but are not limited to, in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units.

Section 3. This ordinance is inconsistent with and is intended as an alternative to any initiative ordinance to the extent such ordinance would amend the provisions of the San Mateo General Plan relating to Program H 2.4 and the provisions of the required inclusionary housing ordinance. If this ordinance and any such initiative ordinance are both passed by a majority vote then the one with the most votes shall prevail.

Section 4. AMENDMENT OR REPEAL. Should the City Council determine that it is impossible to comply with the requirements of state law without amending the General Plan in a manner inconsistent with the purposes, intent, or operative provisions of this initiative ordinance, it shall first seek voter approval of any proposed inconsistent amendments. Failing this, it shall then seek appropriate judicial relief.

Section 5. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 6. EFFECTIVE DATE. This Ordinance shall take effect immediately thirty days after its adoption, but it shall not become operative until approved by a majority of the voters voting at the general municipal election to be held November 6, 2018.

3.0 ENVIRONMENTAL IMPACTS OF THE PROPOSED CHANGES TO THE PROJECT

The discussion below describes the environmental impacts of the modified 2018 project, i.e. the 2014 Housing Element as implemented with the modified provision for BMR in-lieu fees compared to the impacts of the approved 2014 project, which the 2014 Initial Study/ND assumed that BMR units would be constructed on-site as a part of each housing development. Also noted are any changes that

have occurred in the environmental setting that would result in new impacts or impacts of greater severity than those identified in the previously adopted ND.

For the reasons described below, the Council's placement of a ballot measure providing alternative methods for housing projects to satisfy the City's inclusionary requirements (i.e. in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units rather than mandatory on-site BMR units) would not result in any new or substantially more severe impacts from what has been disclosed in the 2014 Housing Element IS/ND for citywide housing production. The amended language to provide flexibility for alternative methods of compliance with inclusionary requirements, rather than on-site affordable units, would not affect the amount, nature, or location of housing production in the City.

In the event that future housing projects did not include on-site BMR units, and housing developers decide to pay the in lieu fees instead of providing on-site BMR units, the City would collect and compile the in lieu fees to fund the construction of affordable units at other locations in the City, where allowed and appropriate according to the General Plan, the Housing Element Inventory of Land for Residential Development, the Zoning Ordinance, and other applicable policies and regulations governing the siting and development of housing in the City.

In the event housing developers select among other alternative means of compliance, such as land dedication, off-site construction, or acquisition and rehabilitation of existing units, the construction or rehabilitation of affordable units at other locations in the City would occur where allowed and appropriate according to the General Plan, the Housing Element Inventory of Land for Residential Development, the Zoning Ordinance, and other applicable policies and regulations governing the siting and development of housing in the City. In allowing for alternative means of compliance, the City is not proposing to amend the General Plan or modify other land use regulations to allow housing where not currently allowed.

Therefore, the only reasonably foreseeable indirect physical change to the environment associated with the proposed amendment to the City's housing regulations to allow for alternative means of compliance rather than on-site BMR units would be that affordable housing development projects could be constructed across the City on appropriate sites or that existing housing units could be acquired and rehabilitated, rather than the same number of BMR units being dispersed throughout new residential construction.

3.1 AESTHETICS

3.1.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 Housing Element IS/ND described that housing development proposals submitted to the City are required to undergo design review through the requirement for a Site Plan and Architectural Review (SPAR), and also must have environmental review. As such, should any project create site-specific aesthetic concerns they would be addressed at the time a planning application is filed with the City. The 2014 IS/ND identified a number of Housing Element policies which call for new development to be compatible with existing neighborhoods and for compliance to the City's adopted design guidelines, to minimize the aesthetic impacts of new development on surrounding areas.

The 2014 IS/ND disclosed serious conflicts can arise between lower density residential and adjacent multi-family and non-residential areas. These policies direct that new development should be of a scale and include design features which are compatible with surrounding single-family homes, while maintaining housing affordability as a major goal. The design features should provide privacy, natural light, and protection from noise and traffic impacts for the adjoining single-family homes. These policies and review process would be applied to any future affordable housing development projects that would be proposed as a result of the City's alternative means of compliance. Therefore, the 2014 IS concluded the new housing development citywide of 3,164 units between 2014-2022 needed to satisfy the City's RHNA allocation would not result in significant impacts to scenic vistas, scenic resources, visual character, and light and glare.

The proposed ballot measure would allow for alternative means of compliance rather than on-site BMR units, and the potential consequence could be that a limited number of affordable housing development projects could be constructed across the City on sites designated for housing in the General Plan, rather than the same number of units being dispersed throughout new residential construction. In that event, each new affordable housing development being undertaken through alternative means of compliance would be subject to the policies, guidelines, and design review processes that apply to all housing development projects to ensure no significant impacts would occur to aesthetic resources in the City.

3.1.2 Conclusion

The modified project would have a less than significant impact on aesthetics. **(Less Than Significant Impact)**

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The previously approved IS/ND disclosed the city does not have an agricultural zone. There are no farmlands or lands under a Williamson Act contract within the City of San Mateo or its Sphere of Influence. There are also no forest lands, timberland, or timberland zoned for Timberland Production within the San Mateo City boundary. Therefore, future development under the 2014-2022 Housing Element update would have no impact on an agricultural zone, Williamson Act contract, forest lands, timberland, or timberland zoned for Timberland Production. For these same reasons, if the modified inclusionary housing requirements are approved by the voters, each new affordable housing development being undertaken through alternative means of compliance would also have no impacts to agriculture and forestry resources.

3.2.2 Conclusion

The modified project would have no impact on agriculture and forestry resources. **(No Significant Impact)**

3.3 AIR QUALITY

3.3.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS/ND concluded that the Housing Element, as a policy document, will not impact any air quality issues. The Housing Element anticipates an increase of approximately 3,164 units for the City's Regional Housing Need Allocation (RHNA) number of units through 2022. Population growth is anticipated to be incremental and would occur gradually as individual projects are approved by the City. The impacts to air quality from these additional units will be analyzed as specific development projects are reviewed by the City.

The Housing Element did not propose densities higher than that already permitted in the General Plan; thus, adoption and implementation of the Housing Element will not result in an increase in population and households over those accounted for in the most recent Bay Area Air Quality Management District (BAAQMD) Clean Air Plan (CAP). The anticipated population and household increases associated with the adopted General Plan policy are within the growth assumptions estimated by ABAG and therefore will not result in a conflict with or obstruction of the CAP. Additionally, new housing development facilitated by the Housing Element will be required to comply with BAAQMD rules and regulations aimed at reducing construction-related pollutant emissions, including fugitive dust and other particulates, as well as reactive organic compounds and other ozone precursors found in paints and other coatings.

The 2014 Initial Study noted that the Housing Element does not include any changes to land use designations, zoning classifications, building heights and intensities or residential densities. For these reasons, the Housing Element was found to result in less than significant impact related to the regional Air Quality Plan, to regional Air Quality Standards or Air Quality Violation, Pollutant Increase, Exposure to Pollutant Concentrations, and Objectionable Odors.

For these same reasons, if the ballot measure modifying inclusionary housing requirements is approved by the voters, each new affordable housing development being undertaken with in lieu fees or other alternative measure would also have less than significant impacts to air quality. Each new affordable housing project funded via in lieu fees or other alternative measure would be evaluated like any new residential development or rehabilitation project to ensure air quality impacts during construction were mitigated below applicable BAAQMD thresholds, and that operational air quality emissions from future residents, such as regional criteria pollutants (e.g. ozone or fine particulate matter), also were in keeping with BAAQMD requirements.

3.3.2 Conclusion

The modified project would have a less than significant impact on air quality. **(Less Than Significant Impact)**

3.4 BIOLOGICAL RESOURCES

3.4.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The adopted 2014 IS/ND concluded that as a policy document, the Housing Element revision itself will create no impacts. While biological resources in various areas of the City may be somewhat affected by new development, an analysis of any biological impacts generated by specific projects will occur as environmental review is conducted for specific future residential developments within the City of San Mateo.

Increased construction activity throughout the City may have an impact on heritage trees, street trees, and other vegetation and wildlife on both public lands and private property. Heritage trees are a particularly important resource, and are subject to protection under the City's Heritage Tree Ordinance. The City's Conservation, Open Space and Parks and Recreation Element (C/OS) has specific policies and standards regulating the protection of biological resources during the review of new development proposals. The C/OS Element also contains several policies concerning the preservation and regulation of heritage trees and street trees.

The C/OS Element also includes a map of Rare, Threatened, and Endangered Species as established by the California Department of Fish and Wildlife. This map is used during the development review process as part of the environmental analysis for a site specific development proposal. If a project is proposed in an area of habitat value as shown on the map, a separate report is required to analyze the habitat value of the site. If necessary, mitigation measures are incorporated into the project.

In addition, development proposals are required to conform to all General Plan policies and City Ordinances, pertaining to biological resources. In addition, the multi-family development types designated in the Housing Element would mostly be in-fill projects that would be constructed on existing developed sites in relatively urban areas of San Mateo. With the implementation of existing General Plan policies, City Ordinances, and the review of development details for individual development projects, the impact of new development on Biological Resources due to habitat modifications, to riparian habitat, to resident or migratory fish or wildlife species, or habitat conservations plans will be less than significant.

The 2014 IS concluded the Housing Element will not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means in that the identified housing sites and properties zoned for residential development are not located within wetlands areas.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to biological resources would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to confirm no significant impacts to biological resources would occur, or that appropriate mitigation measures, such as seasonal nesting surveys for birds or replacement tree planting for removed trees, were implemented to avoid or offset project impacts.

3.4.2 Conclusion

The modified project would have a less than significant impact on biological resources. **(Less Than Significant Impact)**

3.5 CULTURAL RESOURCES

3.5.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element update, as a policy document, will not create any negative impacts to cultural resources. However new development in specific areas of the City may have the potential to disturb a sensitive archeological resource or impact a historic resource. Environmental review of subsequent housing projects would include an analysis of any impacts on cultural resources.

While historic resources could potentially be impacted by new development, demolition or individual building improvements, current City guidelines and standards for historic preservation provide opportunity for detailed planning application review to consider project impacts including consideration for specific historical/architectural features, materials, colors, etc. for all new construction, as well as treatment of existing historic structures that are based on the policies regarding individually eligible buildings and contributor buildings.

The City of San Mateo General Plan Conservation/Open Space and Parks and Recreation Element includes a policy to preserve, to the maximum extent feasible, archaeological sites with significant cultural, historical, or sociological merit. This policy has been implemented through the requirement for project specific studies for all sites in high sensitivity zones. General Plan policy and conditions of project approval reduces potential archaeological impacts to a less than significant level.

Since the preparation of the 2014 IS, CEQA was amended by AB 52 to create a new class of cultural resources known as ‘tribal cultural resources’, and a new requirement that lead agencies, in this case the City, must consult with culturally-affiliated tribes that have requested notification of non-exempt projects subject to CEQA. Tribal cultural resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. To date, no tribes have contacted the City pursuant to AB 52 requesting notification, and there are no known tribal cultural resources that would be affected by future housing development in the city.

The modified project would provide flexibility for alternative methods of compliance with the City’s Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to cultural resources would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to confirm no significant impacts to historic, archaeological, or tribal cultural resources would occur, or that appropriate treatment measures, such as historic structure evaluations, archaeological site surveys, and tribal consultation were implemented to avoid or offset project impacts.

3.5.2 Conclusion

The modified project would not result in a significant impact related to cultural resources. **(Less Than Significant Impact)**

3.6 GEOLOGY AND SOILS

3.6.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element update, as a policy document, will not create any negative impacts to geology or soils. However new development in specific areas of the City may have geologic concerns which would be addressed during the review of the individual project. The City of San Mateo has specific General Plan policies that address geology and soil conditions for new development in the City. Safety Element policies require site specific geotechnical and engineering studies for development proposed on sites identified in the Safety Element as having moderate or high potential for ground failure, and regulate hillside development consistent with the City's Site Development Code. Development proposals submitted to the City are required to: undergo design review through the requirement for a Site Plan and Architectural Review (SPAR), must have environmental review to assess potential impacts related to the geology of the underlying soil conditions and proposed building foundation systems, and will be required to conform to all applicable Building and Fire codes. As such, the impact of the Housing Element on geology and soils was considered less than significant.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to geology and soils would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to confirm no significant geologic hazards would affect the development, or that appropriate measures were implemented to address the unstable or hazardous conditions.

3.6.2 Conclusion

The modified project would not result in a significant impact related to geology and soils. **(Less Than Significant Impact)**

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element update, as a policy document, will not impact greenhouse gas emission issues. The Housing Element anticipates an increase of approximately 3,100 units for the City's Regional Housing Need Allocation (RHNA) number of units through 2022. It is important to note that the Housing Element does not include any changes to land use designations, zoning classifications, building heights and intensities or residential densities. Population growth is anticipated to be incremental and would occur gradually as individual projects

are approved by the City. The impacts to greenhouse gas from these units will be analyzed as specific development projects are reviewed by the City.

The City has adopted a Greenhouse Gas Emissions Reduction Program, and it has been designed to meet the requirements of the Bay Area Air Quality Management District's (BAAQMD) CEQA Guidelines and the corresponding criteria for a Qualified Greenhouse Gas Emissions Reduction Strategy as defined by the BAAQMD. The Program quantifies specific policies in the Sustainable Initiatives Plan and General Plan, and concludes that with the combination of the Sustainable Initiative Plan, General Plan policies, regional, and State policies and programs, the City will reach its 2020 greenhouse gas emission reduction target. Applying the City's General Plan Policies and Greenhouse Gas Emissions Reduction Program, including provisions for construction and energy efficiency, the 2014 IS concluded the Housing Element will result in less than significant greenhouse gas impacts.

For these same reasons, if the ballot measure modifying inclusionary housing requirements is approved by the voters, each new affordable housing development being undertaken with in lieu fees or other alternative measure would also have less than significant greenhouse gas emissions. Each new affordable housing project would be evaluated like any new residential project to ensure operational GHG impacts from future residents were in keeping with Statewide GHG reduction goals set forth in AB 32 and SB 32 and regional BAAQMD requirements in the 2017 Clean Air Plan, as well as the City's own GHG Reduction Program. To the extent future affordable developments are forecast to have substantial GHG emissions, those emissions can be feasibly reduced to less than significant levels by a combination of on-site measures related to reducing vehicle-miles-traveled, increased energy efficiency, on-site renewable energy such as solar panels, increased water conservation, and potentially through purchase of off-site carbon credits in the event on-site measures are inadequate to satisfactorily reduce GHG emissions alone.

3.7.2 Conclusion

The modified project would not result in a significant impact from GHG emissions. **(Less Than Significant Impact)**

3.8 HAZARDS AND HAZARDOUS MATERIALS

3.8.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The adopted 2014 IS/ND concluded that the Housing Element would not create specific impacts to hazards or hazardous materials. When development is proposed, individual sites would need to be evaluated and appropriate steps taken to assure compatibility with any proposed residential land use. The City of San Mateo General Plan Safety Element includes policies to reduce any potential impacts pertaining to hazards and hazardous materials. These policies include: discuss cooperative efforts with other jurisdictions and across City departments; regulate the location and operation of hazardous waste management facilities through the issuance of a special use permit; restrict the transportation of hazardous materials and waste to designated truck routes and limit transportation to non-commute hours; require the clean-up of contaminated sites indicated on the Hazardous Waste and Substances Sites List published by the Department of Toxic Substance Control and/or the Health Department in conjunction with substantial site development or redevelopment; and promote on-site treatment of

hazardous wastes by waste generators to minimize the use of hazardous materials and the transfer of waste for off-site treatment.

San Carlos Airport

The 2014 IS concluded the Housing Element would have no impacts to airports. In its designated role as the Airport Land Use Commission for San Mateo County, the City and County Association of Governments of San Mateo County (C/CAG) Board has adopted the San Mateo County Comprehensive Airport Land Use Plan, San Carlos Airport Land Use Plan (San Carlos Airport ALUP). The C/CAG Board has also adopted an Airport Influence Area (AIA) boundary for San Carlos Airport. The boundary consists of two areas: Area A and Area B. Area B of the AIA, known as the C/CAG/ALUC Referral Boundary, is a geographic area within which affected local agencies must refer their proposed land use policy actions (e.g., general plan amendments, rezonings, precise plans) to the C/CAG Board and Airport Land Use Committee (ALUC). The City of San Mateo is not within Area B of the AIA, and therefore is not required to submit land use plans to the C/CAG Board and ALUC. There are no private airstrips in the vicinity of the City of San Mateo.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to hazards and hazardous materials would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to confirm no significant hazards or hazardous materials would affect the development, or that appropriate measures were implemented to address the hazardous conditions.

3.8.2 Conclusion

The modified project would not result in a significant impact related to hazards and hazardous materials. **(Less Than Significant Impact)**

3.9 **HYDROLOGY AND WATER QUALITY**

3.9.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded the new housing development anticipated under the Housing Element would cause less than significant hydrology and water quality impacts in that new development would not violate water quality standards/waste discharge requirements, substantially increase the rate or amount of surface runoff, exceed the capacity of the stormwater system, or substantially degrade water quality.

There are portions of San Mateo which would be susceptible to flooding. However, the exposure of these sites to flooding would be identified as specific development projects are proposed. This would include analysis in the environmental document. In addition, all regulations implementing the

Federal Emergency Management Agency (FEMA) designation of portions of San Mateo as “flood prone” areas would also be required.

New development may result in additional paved surfaces, although much of the City is already developed, and new residential units will be mostly infill development. However, new paved surfaces may impact water quality due to storm water runoff. Individual development projects will require a Stormwater Pollution Prevention (STOPPP) construction permit and for larger projects (over one acre of land disturbance) a Notice of intent with the State Water Resources Control Board for coverage under the State General Construction Activity NPDES permit. In some cases, a Site Development Permit issued by the Public Works Department may also be required. Review of a proposed project by engineering staff will mitigate grading, cut/fill, soil erosion, the loss of topsoil and minimize stormwater runoff. Construction related erosion and resulting potential sedimentation impacts would be reduced to a less than significant level through this process. This provision is based on the requirements of the City’s Storm Water Management and Discharge Control Rules and Regulations (SMMC 7.38.020), and the San Mateo Countywide Stormwater Management Plan (SWMP).

Best Management Practices (BMPs) will be implemented both during and post construction to control and prevent discharge of sediment, debris, and other related wastes to the storm drainage system. Both the implementation of NPDES C3 requirements and use of Best Management Practices will reduce potential impacts on storm water runoff water quality to less than significant.

The Housing Element will not deplete groundwater supplies or interfere substantially with groundwater recharge. Development in the City is serviced by California Water Service Company (CalWater) and the Estero Municipal Improvement District, not by wells. Furthermore, development adjacent to creeks and drainage channels is controlled by City policy and slope development codes. Therefore, the Housing Element will not involve the substantial alteration of the course of a stream or river. Tsunamis, or seismically generated sea waves, are rare in California due to the lack of submarine earthquake faults.

The modified project would provide flexibility for alternative methods of compliance with the City’s Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to hydrology and water quality would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to evaluate exposure of new housing to flood hazards or the potential for new residential development to increase runoff that could exceed storm drain system capacity or degrade water quality, and confirm that appropriate measures were implemented to address any hydrology or water quality impacts.

3.9.2 Conclusion

The modified project would not result in a significant impact to hydrology and water quality. **(Less Than Significant Impact)**

3.10 LAND USE AND PLANNING

3.10.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the project would be consistent with the City’s General Plan policies and would not conflict with any applicable land use plan, policy or regulation. The Housing Element did not include any changes to land use designations, zoning classifications, building heights and intensities, or residential densities. The majority of new development will consist primarily of infill, reuse, or redevelopment, and would not physically divide an established community. Adoption of the Housing Element did not result in any changes to the City’s Land Use Plan, Building Height Plan, or Building Intensity Plan. All sites identified on the adequate sites list are currently zoned for multi-family dwellings at the appropriate density levels to meet the City’s RHNA numbers. Further, the Housing Element will not conflict with a habitat conservation plan or natural community conservation plan.

The modified project would provide flexibility for alternative methods of compliance with the City’s Measure P inclusionary requirements, i.e. allowing for payment of in lieu fees or other alternative measures rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to land use would result beyond what was disclosed in the 2014 IS.

3.10.2 Conclusion

The modified project would be consistent with applicable plans, policies, and regulations, and therefore no land use impacts would occur. **(No Impact)**

3.11 MINERALS

3.11.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element update will not impact Mineral Resources given there are no mineral resources within the City of San Mateo. For this reason, the modified inclusionary housing requirements to allow for payment of in lieu fees or other alternative measure which could result in the construction of affordable housing projects would not result in mineral resources impacts.

3.11.2 Conclusion

The project would have a less than significant minerals impact. **(Less Than Significant Impact)**

3.12 NOISE

3.12.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element update itself will create no noise impacts. Future projects within the City of San Mateo will be evaluated based on adopted Noise Element criteria and

state law requirements. Accordingly, the IS concluded there would be less than significant impacts related to noise level exposure, groundborne vibration/noise, and ambient noise level increases.

The 2014 IS disclosed noise exposure in San Mateo is dominated by traffic and train activity in the rail corridor. Aircraft activity associated with San Francisco International Airport does not significantly affect noise levels in San Mateo, although some neighborhoods in the northeastern portion of the City are impacted by the airport approach path. The San Carlos Airport is not a substantial source of aircraft noise affecting San Mateo. The General Plan Noise Element contains policies that provide standards to reduce future noise impacts. These policies require the submittal of an acoustical analysis with noise reduction measures for all “noise sensitive” land uses, new parks, play areas, and multi-family common open space that have an exterior noise level of 60 dB (Ldn) or above as shown in the Safety Element.

Development proposals submitted to the City are evaluated on their noise generating capabilities as well as their location in noise sensitive areas of the City as per General Plan policies. The environmental analysis for a project will review potential noise impacts, and discuss the findings of any acoustical report required as part of the project. In addition, the project will be conditioned to comply with all aspects of Building Codes, including the requirement for noise levels to meet both State and City standards. As such, potential noise impacts from the Housing Element were considered less than significant.

The modified Housing Element project would provide flexibility for alternative methods of compliance with the City’s Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to noise would result beyond what was disclosed in the 2014 IS, and each new affordable housing project funded through collected in lieu fees or other alternative measure would undergo a site-specific, project-level environmental review to evaluate exposure of new housing to noise sources or the potential for new residential development to temporarily increase noise affecting surrounding land uses during construction, and confirm that appropriate measures were implemented to address any noise impacts.

3.12.2 Conclusion

The project would have a less than significant noise impact. **(Less Than Significant Impact)**

3.13 POPULATION AND HOUSING

3.13.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded that the Housing Element will set a policy framework for the accommodation of an additional 3,100 housing units. These numbers are based upon the accommodation of the ABAG Regional Housing Need Allocation (RHNA) numbers for the City of San Mateo. The impacts of these units will be analyzed as specific development projects are reviewed by the City. It

is important to note that the proposed Housing Element does not include any changes to land use designations, zoning classifications, building heights and intensities or residential densities.

As new development occurs, it will displace existing dwelling units and non-residential uses on underutilized land in the City. The construction of new units will not create a significant unanticipated growth in population since the sites designated for future development in the Housing Element are currently zoned for multi-family development at various density levels. In addition, the City's zoning code requires the provision of relocation assistance to households being displaced by new development.

The Housing Element also contains policies and programs that target redevelopment in areas designated for multi-family and mixed-use areas, and minimize impacts of new development on existing single family neighborhoods, further reducing issues of unanticipated population growth. The designation of sites for new multi-family housing in specific areas at appropriate densities, and the provision of relocation assistance to displaced households, results in a less than significant impact on population and housing resulting from implementation of the Housing Element. Additionally, as individual development projects are reviewed, the impacts of additional housing will be analyzed on a project level basis.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. For these reasons, no additional impacts to population and housing would result beyond what was disclosed in the 2014 IS.

3.13.2 Conclusion

The project would have a less than significant population and housing impact. **(Less Than Significant Impact)**

3.14 PUBLIC SERVICES

3.14.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The previously approved IS/ND concluded that, as a policy document, the Housing Element update will not create the demand for additional services. The City will, however, plan for service needs as part of its ongoing review of the Capital budget and as individual development projects are proposed. School impacts for specific projects will be addressed through payment of school mitigation fees.

The 2014 IS evaluated the Housing Element's plans for approximately 3,100 units to meet the City's Regional Housing Need Allocation (RHNA) number of units through 2022. Population growth is anticipated to be incremental and would occur gradually as individual projects are approved by the City. The impacts of these additional units will be analyzed as specific development projects are reviewed by the City. In addition, the City will plan for service needs as part of its ongoing review of the Capital budget and as individual development projects are proposed. For these reasons, the

2014 IS concluded new housing development under the Housing Element would have less than significant public service impacts.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. Individual affordable developments funded through the City's collection of in lieu fees or other alternative measures would be reviewed for their incremental effects on public services to ensure the increased demand was not overtaxing those services below the City's standard levels of service, and that appropriate impact fees are collected for cumulative impacts to City services. For these reasons, no additional impacts to public services would result beyond what was disclosed in the 2014 IS.

3.14.2 Conclusion

The project would have a less than significant impact to public services. **(Less Than Significant Impact)**

3.15 RECREATION

3.15.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS/ND concluded that the Housing Element update, as a policy document, is not anticipated to have an adverse physical effect on recreation facilities or the environment. New housing units may create an additional demand for parks and recreational facilities. Through the development review process, the City will require a contribution to recreation needs through payment of a park facilities fee and through either land dedication or payment of park dedication in-lieu fees.

New housing units may create an additional demand for parks and recreational facilities. Increased resident and worker populations would increase demand for, and potentially impact, park facilities and programs. Increased maintenance and equipment replacement as well as additional staff could also be anticipated. The 2014 IS/ND found the scarcity of vacant land in the City means that parkland acquisition will not likely keep pace with population increases. The impact on parks and services will be most significant in those areas already that are experiencing a deficit of neighborhood park space.

The Housing Element ABAG Regional Housing Need Allocation (RHNA) number of an additional 3,100 housing units in the City will have somewhat of an impact on parks and recreation facilities. The impacts of these units will be analyzed as specific development projects are reviewed by the City. Through the development review process, the City will require a contribution to recreation needs through payment of a park facilities fee and through either land dedication or payment of park dedication in-lieu fees. As such, the impacts to parks and recreation facilities are anticipated to be less than significant.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. Any individual affordable housing developments funded through in lieu fees or other alternative measures would be evaluated at a site-

specific, project-level for their potential to impact existing recreational facilities that would serve the future residents, and an appropriate contribution would be provided by the project to offset the impact. For these reasons, no additional impacts to recreational facilities would result beyond what was disclosed in the 2014 IS.

3.15.2 Conclusion

The project would have a less than significant recreation impact. **(Less Than Significant Impact)**

3.16 TRANSPORTATION/TRAFFIC

3.16.1 Findings of the Previously Adopted Initial Study/Negative Declaration

The 2014 IS concluded the Housing Element update, as a policy document, is not anticipated to create any environmental impacts related to traffic and circulation. Potential impacts are analyzed as part of the review of individual development proposals during the planning application review process. A traffic impact fee is assessed on all new development to fund traffic improvements required by traffic generated by cumulative development. Street and intersection improvements needed to offset the impacts of future development are funded by the City's Traffic Impact fees. Improvements to roadways and intersections are typically made as conditions of development approval or as part of the Capital Improvement Plan. In addition, new residential development is projected to occur mainly in the rail corridor area where the proximity to train stations may reduce the use of personal vehicles and individual projects are reviewed to determine traffic patterns and vehicle needs. As such, the impact on traffic and intersection levels of service is anticipated to be less than significant.

The Housing Element will not have an impact on air traffic patterns. The City is not located within an airport land use plan, as discussed above regarding Hazards and Hazardous Materials. The Housing Element will not increase any hazards due to a design feature or use. During individual development review, the City's Public Works Department and traffic consultants review sight distances and site access and roadway configuration for safety. The Fire Department also reviews as to the design and location of safety elements that will facilitate their accessibility to project sites in the course of an emergency. These safety elements are incorporated into proposed project plans.

The Housing Element does not contain policies that conflict with any adopted policies in relation to alternative forms of transportation, such as bikeways, pedestrian access, SamTrans and Caltrain services.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. As individual affordable housing developments are proposed that would be funded by collected BMR in lieu fees or other alternative measures, as with any development, potential impacts are analyzed as part of the review of individual development proposals during the planning application review process. A traffic impact fee will be assessed on all new development to fund traffic improvements required by traffic generated by cumulative development. For these reasons, no additional impacts to transportation and traffic would result beyond what was disclosed in the 2014 IS.

3.16.2 **Conclusion**

The project would have a less than significant transportation/traffic impact. **(Less Than Significant Impact)**

3.17 **UTILITIES AND SERVICE SYSTEMS**

3.17.1 **Findings of the Previously Adopted Initial Study/Negative Declaration**

The 2014 IS concluded that no significant impacts to utilities and service systems are anticipated as a result of the Housing Element update. Impact fees related to wastewater treatment and storm water drainage are imposed on new development as part of the planning application process. The capacity of these public facilities will be examined as specific development proposals are submitted for City review. It is important to note that the Housing Element does not include any changes to land use designations, zoning classifications, building heights and intensities or residential densities.

With regard to water supply, the 2014 IS concluded that while the Housing Element provides for an estimated 3,164 dwelling units for the City's Regional Housing Needs Allocation, the overall impact of these additional units is anticipated to be less than significant since the Water Supply Assessment completed for the San Mateo Rail Corridor Transit Oriented Development Plan and the California Water Service Company Urban Water Management Plan indicate that water resources will be available for cumulative demand, including the 3,164 units planned in the Housing Element through 2022, across the City through 2034. In addition, programs outlined by local water agencies such as public information, plumbing retrofit, residential and commercial water audits, and low flow toilet regulations have led to a reduction in water usage over the last several years.

With regard to solid waste capacity, the 2014 IS concluded that with the reduction in solid waste through recycling efforts and the available capacity in landfill areas, the impact from the estimated 3,100 dwelling units for the City's Regional Housing Needs Allocation, as stated in the Housing Element, is less than significant.

The modified project would provide flexibility for alternative methods of compliance with the City's Measure P inclusionary requirements rather than on-site affordable units, and would not affect the amount, nature, or location of housing production in the City. Any individual affordable housing developments funded through in lieu fees or other alternative measures would be evaluated at a site-specific, project-level for their potential to impact existing utility and service systems that would serve the future residents, and an appropriate contribution would be provided by each project to offset the impact. For these reasons, no additional impacts to utilities and service systems would result beyond what was disclosed in the 2014 IS.

3.17.2 **Conclusion**

The project would have a less than significant utilities and service systems impact. **(Less Than Significant Impact)**

4.0

CONCLUSION

Based on the above analysis and discussion, no new significant impacts or impacts of substantially greater severity would result from the modified project. There have been no changes in circumstance in the project area that would result in new significant environmental impacts or substantially more severe impacts, and no new information has come to light that would indicate the potential for new significant impacts or substantially more severe impacts than were discussed in the 2014 Initial Study. Therefore, no further evaluation is required, pursuant to State CEQA Guidelines Section 15162, and this Addendum has therefore appropriately been prepared, pursuant to Section 15164.

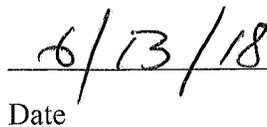
Pursuant to CEQA Guidelines Section 15164(c), this Addendum need not be circulated for public review, but will be included in the public record file for the City of San Mateo *2014-2022 Housing Element Update Project*.

George White

Director of Community Development



Signature



Date