

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

**DATE:** March 22, 2023

**TO:** Planning Commission  
**FROM:** Planning Staff  
**SUBJECT:** 2023/2024 Long Range Planning Work Program

**PROPOSAL**

Consider a briefing by staff on the 2023/2024 Long Range Planning Work Program that describes current, upcoming and future policy projects, including project descriptions, staffing and timelines.

**RECOMMENDATION**

That the Planning Commission consider and concur with the 2023/2024 Long Range Planning Work Program.

**BACKGROUND**

Report Prepared By: Bharat Singh

Location: Unincorporated San Mateo County

**DISCUSSION**

A. **KEY ISSUES**

The staff has prepared the attached key project list (Attachment A) and a detailed work program (Attachment B) to inform the Planning Commission of the Planning and Building Department's policy workload, and the projects the Commission will consider in the next two years.

**ATTACHMENTS**

- A. Long Range Planning Work Plan Key Projects 2023/2024
- B. Long range work plan 2023-2024 projects and programs

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Attachment A: 2023-2024 Long Range Work Plan Key Projects

**LONG RANGE WORK PLAN - KEY PROJECTS (2023-2024)**

		Priority	2023				2024			
			Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall
<b>State Mandated</b>	Housing Element	1								
	Safety Element	1								
	Environmental Justice	1								
	Annual Housing Reporting	1								
<b>Community Planning</b>	North Fair Oaks Community Plan 10-yr review	1								
	North Fair Oaks Community Plan Implementation Phase 4 Rezone	1								
	Plan Princeton	2								
<b>Transportation</b>	TIA Requirements, TDM & SB 743 CEQA VMT standards update	1								
	Moss Beach State Route 1 Congestion & Safety Improvements Project	1								
	Midcoastside Transportation Demand Management Plan	2								
<b>Local Ordinances &amp; Regulations</b>	Protected Tree Ordinance	1								
	Child Care Ordinance-Coastal Zone	1								
	C-1 Height Change Update for MidCoast	1								
	Zoning Ordinance Reorganization	2								
	Confined Animal Regulations	2								

**LONG RANGE WORK PLAN 2023-2024  
PROJECTS AND PROGRAMS**

	PROGRAMS AND PROJECTS	STATUS	PRIORITY	STAFF	OTHER AGENCIES	DESCRIPTION	WORK STATUS UPDATE	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER		
								2022	2023	2023	2023	2023	2024	2024	2024			
<b>GENERAL PLAN / STATE MANDATED</b>	Environmental Justice Element*	In Progress	1	Katie Faulkner, Diana Perez-Domencich, Planning Manager	Health, OOS, Consultant	SB1000 requires certain cities and counties to adopt an environmental justice element into their general plans, or related goals, policies, and objectives integrated in other elements. The effort identifies disadvantaged communities, as defined, within the area covered by the general plan, and identifies environmental justice goals, policies, and objectives to reduce the unique or compounded health risks in disadvantaged communities. This is a multi-jurisdictional effort. The County will share a consultant with the Cities of Burlingame and East Palo, with Burlingame acting as the fiscal agent. This effort will be assisted by County Health and the Office of Sustainability.	Currently in contract negotiations. Expecting to take contract to BOS in April or May 2023.											
	Safety Element Update*	In Progress	1	Katie Faulkner, Planning Manager	DEM, OOS Consultants	Prepare revisions to the General Plan Natural Hazards Elements as needed to comply with state law requirements to address climate change, wildfires, flooding, emergency evacuation routes and other hazards. Work includes a vulnerability assessment, public engagement and outreach, incorporating an equity approach, development of resiliency policies & implementation measures, and updates to hazard mapping and background information. Additional work will include coordinating an evacuation analysis with the Department of Emergency Management. This is a multi-jurisdictional effort, with San Mateo County collaborating with eight cities (Atherton, Belmont, Burlingame, East Palo Alto, Half Moon Bay, San Bruno, Brisbane, and Pacifica) to address these Safety Element legal requirements and to share a consultant. The SMC Planning and Building Department is serving as the fiscal agent for this collaborative.	Currently in contract negotiations. Expecting to take contract to BOS in March 2023.											
	Housing Element Update*	In Progress	1	Will Gibson, Planning Manager, Director	DOH, CMO	Comprehensive Update of the County's General Plan Housing Element as required by state law. Updates are required on an eight year cycle. Tasks for updating the housing element include: An evaluation of existing housing policies and programs; A housing needs assessment; An analysis of any obstacles to affordable housing production; An inventory of all potential sites where housing may be constructed; Goals, objectives, and policies on various housing issues and setting measurable targets for meeting housing needs; An action plan, identifying the specific steps the community will take to implement its housing policies.	Draft submitted to HCD ( end of Jan). Work on document layout can continue, as well as any administrative requirements to get it approved by BOS; once submitted in final draft form, IS/ND preparation will immediately begin, to coincide with HCD review and BOS approval process											
	Annual Housing Surveys and Reporting	Continuing	1	Will Gibson, Glen Jia, Planning Manager	DOH, CMO	Housing Element Annual Progress Report; State Department of Finance Annual Unit Production Report; Silicon Valley Land Use Survey; ABAG Development Survey; Sustainable San Mateo County Survey; C/CAG Housing and Development Data (occasional); 21 Elements Periodic Production Reports; Other occasional surveys/data requests (SBWMA, ABAG FOCUS/One Bay Area Survey, State Data Center Affiliates Survey, etc.)	This is an ongoing task providing responses to inquiries from other agencies, both to meet state requirements, and to facilitate regional housing planning and production.						ON-GOING (State Mandated)					
	Housing Element Implementation	Continuing	2	Will Gibson	DOH, Others	Ongoing programs include: monitor and report housing production against the County's RHNA targets; continue participation in Countywide and regional efforts to implement the Housing Element and incentivize housing production, including 21 Elements, HOPE Initiative, Home for All, and others; continue to assess opportunity sites for Farm Labor Housing. Future programs based on the schedule described in the Housing Element include: work on universal design standards; and work on formal reasonable accommodation exemption procedures for features that exceed universal design standards, among others.	The Department will continue to work on these projects and programs based on the schedule contained in the Housing Element and described in the Housing Element Annual Progress report of June 2019.						ON-GOING (State Mandated)					
	General Plan Conformity Requests*	Continuing	4	Staff	n/a	Ongoing requests from the public, County Departments and other agencies requesting a determination from the Planning Commission regarding the conformity of governmental actions with the County's General Plan	Projects vary, and include easement or street vacations, public property purchases, etc.						ON-GOING (State Mandated)					
	Local Hazard Mitigation Plan Implementation	Continuing	4	Katie Faulkner	DEM, ISD, OOS	Implementation of the Hazard Action Mitigation Plan within the LHMP.	Safety Element update in progress. Submitted grant application for a GIS Risk Data Project with Department of Emergency Management, ISD, and OOS in April 2022.						ON-GOING					
	ADU Permit Streamlining	Continuing	4	Will Gibson, Deputy Director, Planning Manager	Consultant	Process changes in response to State law requiring permit streamlining of ADUs and JADUs to be processed ministerially and within 60 days. Allows the approval of ADUs in proposed housing to be delayed until the new construction is approved.	Contract to expand vendor services to assist with streamlining completed. Internal staff workflow documentation in progress. Consultant has received initial training.						ON-GOING					
	CEQA Responsible Agency Review	Continuing	4	Planning Manager	n/a	Planning and Building Department review of environmental documents prepared by external agencies and departments for potential program/project impacts within the unincorporated County.	Review of CEQA Notices, Negative Declarations, and EIRs when received by the Department.						ON-GOING (State Mandated)					

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PROJECTS AND PROGRAMS**

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<b>Local Ordinances and Regulations</b>	Protected Tree Ordinance*	In Progress	1	Dan Krug, Camille Leung, Planning Manager, Director, Deputy Director	DPW, Parks, OOS Consultant	In collaboration with Public Works, Parks, and Office of Sustainability, Planning and Building are preparing updates to the Significant and Heritage Tree Regulations to improve management of individual trees and tree canopy in the unincorporated County, consistent with the General Plan and Local Coastal Program.	Finalize draft, coastal commission early consultation, environmental document, advisory committee hearings, Planning Commission, BOS, CCC certification.										
	C-1 Height Change Update for MidCoast	In Progress	1	Camille Leung, Glen Jia.	n/a	Revise building height measurement standards in C-1 for MidCoast	Continued community engagement, draft ordinance, advisory committee hearings, Planning Commission, BOS, CCC certification										
	Child Care Ordinance-Coastal Zone	In Progress	1	Camille Leung	District 1 Staff, Consultant	A comprehensive update of the existing regulations to reconcile County policies with state law and to facilitate the establishment of new child care facilities by streamlining the regulatory requirements and permitting processes.	LCP certification contingent on PC recommendation, BOS hearing March 28, and confirmation by CCC.										
	Zoning Ordinance Reorganization*	In Progress	2	Kanoa Kelley, Deputy Director		Renumber and reorganize Zoning Ordinance, including minor clarifying amendments to correct references, and delete obsolete text etc.	Draft outline completed, working with word processing to update all code sections with new numbering system and identify references to other code sections to update. Anticipated to complete by February 2023. For March or April PC. BOS Date pending PC agenda date.										
	Confined Animal Regulations	In Progress	2	Tiare Pena, Summer Burlison, Planning Manager, Deputy Director	EHS, OOS	Amend the Confined Animal Regulations to address Technical Advisory Committee recommendations (from 2013 and 2015) for clarity and modifications to permit processes, inspection and enforcement procedures that are also aligned with the Water Board's ASBS and TMDL objectives to protect and enhance water quality.	Revitalize effort by confirming staffing and status of technical advisory committee.										
	Stormwater Ordinance and Drainage Manual*	In Progress	3	Camille Leung, Aaron Mao, Kaila Jones;	OOS - Lead, DPW, EHS, Parks, CC	Resulting from the Green Infrastructure Plan, there is a requirement to update the Stormwater Ordinance and Drainage Manual. OOS is taking the lead with Planning staff supporting.	Direction in scope still being figured out.										
	Pescadero Fire Station/CSA-11 Water Line Extension LCP Amendment*	In Progress	3	Michael Schaller, Planning Manager	CMO, PDU, DPW CSA-11, LHPUSD, LAFCo, State Water Board	Focused Local Coastal Program amendment to facilitate construction of replacement County Fire Station #59 and extension of CSA-11 water line to serve the station and Pescadero Middle/High School.	Final construction plans being completed. CEQA document has been completed. LCP amendments at CCC for certification. LAFCO process pending. Subsequent stages include coastal development and building permits.										
	Coastside Design Review Regulations Demonstration of Scale Update*, Residential Design Standards	In Progress	3	[Primary staff to be assigned in Fall 2023]; Camille Leung, Glen Jia.	n/a	Amend Coastside residential design policies to incorporate a requirement for demonstration of scale, such as story poles or posters with scaled renderings; Update residential design review policies for the Midcoast and add applicability in other zoning districts, such as Planned Agricultural District, C-1/S-3, CCR, COSC, PUD-124, R-1/S-10, R-1/S-13, R-1/S-17, R-1/S-94, RM-CZ, R-3/S-3, and R-3-AW zoning districts	Continued community engagement, draft ordinance, advisory committee hearings, Planning Commission, BOS, CCC certification; Coastside Design Review Committee, assisted by staff has begun developing policy concepts for updated design review standards. Project will entail extensive outreach to property owners and the public.										
	Department Racial Equity Toolkit Pilot Program	Continuing	4	Chanda Singh, Planning Manager, Ann Lok Lee, Tiare Peña, Janneth Lujan	n/a	In tandem with the County-wide Racial and Social Equity efforts, the Department is undertaking its effort to create a Racial Equity Toolkit. The toolkit will serve to bring awareness to staff on opportunities to advance racial equity in programs, policy, and interactions with the public. The toolkit will take the lead from the County-wide effort as it progresses and be tailored for Planning and Building programs. Phase 1, draft toolkit and pilot, is anticipated to be completed in September 2022, with Phase 2 implementation and evaluation to be ongoing.	Working to implement Phase 2 to determine quantified benchmarks, and incorporating the gathering of socio-economic data during outreach survey to measure against established benchmarks.										
	Home for All	Continuing	4	Will Gibson, Planning Manager,	DOH, CMO, Consultants, others	The Planning and Building Department will continue to assist with Home for All's comprehensive work promoting housing solutions, including a variety of efforts related to promoting and facilitating ADUs, and various other work to promote housing production in cities and the unincorporated County. Ongoing and recurring tasks include staffing and participation in various workgroups and committees, meeting facilitation and support, and other support tasks.	Work Plan being implemented by Home 4 All.										
SB 9 Guidance and Implementation	Continuing	4	Will Gibson, Deputy Director, Planning Manager, County Counsel		SB 9 requires ministerial review of housing developments of not more than 2 residential units within single-family residential zones to be considered ministerially, in addition to urban lot split resulting in no more than 2 lots to also be considered ministerially.	Public facing documentation created (website, eligibility checklist). Current refining internal processes and preparing public-facing frequently asked questions. All necessary materials and procedures are complete, and are continually being revised as new information warrants.											

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<b>COMMUNITY PLANS / STUDIES</b>	North Fair Oaks Community Plan 10-yr review	In Progress	1	Will Gibson, Deputy Director, Planning Manager	Consultant	Assess the effectiveness of NFO Community Plan, including the status of policy implementation, the measurable outcomes of implementation, and the ongoing appropriateness and effectiveness of the Plan's policies and programs. Through various analysis, outreach, and assessment, including broad engagement with community members, stakeholders, and County and other staff, the project will assess progress made in implementing the Plan; evaluate current conditions in NFO, and the community's current goals and priorities; identify gaps not addressed by the Plan; prioritize Community Plan policies and programs in light of progress to date and current goals and priorities; create a final report summarizing findings and recommendations to address community needs; and establish performance measures and dashboards to track ongoing and future progress in implementation.	The project is underway, and the consultant (Good City) has begun assessment of the Community Plan and various data collection and analysis, has briefed the North Fair Oaks Community Council, D4 Supervisor, and the Community Services Roundtable, and is creating an outreach plan.											
	North Fair Oaks Community Plan Implementation Phase 4 Rezone*	In Progress	1	Will Gibson, Deputy Director, Planning Manager	Consultant	Amend the General Plan designation from R-3 Multi Family to Commercial Mixed Use, and rezone to Commercial Mixed Use properties along the north side of Huntington Avenue and south side of Blenheim Avenue in North Fair Oaks to facilitate redevelopment consistent with the vision of the North Fair Oaks Community Plan.	Project is underway; includes preparation of zoning and general plan amendments and related EIR, including scoping, research, analysis extensive public outreach, environmental review and processing through the County's typical legislative process. SB-2 funds support preparation of an environmental impact report. A State LEAP grant funds consultant support for outreach, research, analysis and policy development and adoption.											
	Plan Princeton*	In Progress	2	Summer Burlison, Katie Faulkner, Planning Manager	OOS, One Shoreline	A comprehensive update to the land use plan and zoning for the Princeton area, including the establishment and implementation of a shoreline management plan. This work includes preparation of final drafts of Plan, zoning regulations and shoreline management plan for review and input by technical advisors and stakeholders, preparation of environmental impact analysis, community engagement, advisory committees, Planning Commission, BOS, and CCC for certification.	Climate impact assessment draft review underway. Need to meet with management to get direction on project due to significant climate impact.											
	Harbor Industrial Area - City of Belmont Annexation	Continuing	4	Planning Manager	n/a	Formal Local Agency Formation Commission Process to annex portions of, or the entire Harbor Industrial Area to the City Of Belmont.	Ongoing review as needed.	ON-GOING										
	Middlefield Junction Mixed Use Redevelopment Master Planning and Development	Continuing	4	Will Gibson, Angela Chavez,	DOH, CMO, Health, Redwood City staff, others	A multi-year collaboration between San Mateo County and Redwood City to master plan future mixed-use redevelopment of County and Redwood City owned parcels at the junction of Middlefield Road and the Dumbarton and Caltrain rail tracks, currently housing the North Fair Oaks Library, the County Health Services Agency Building, and North Fair Oaks Community Center.	Currently Middlefield Junction is in the 1st phase of developing the County-owned parcel adjacent to the County Health Clinic. Staff is assisting the DOH as the team refines project plans, finalizes funding, and prepares application materials. Staff is also assisting with grant applications to support active transportation improvements. Building Permits have been submitted and are currently under review for the two affordable housing buildings.	ON-GOING										

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<b>TRANSPORTATION</b>	TIA Requirements, TDM & SB 743 CEQA VMT standards update	In Progress	1	Chanda Singh, Summer Burlison, Planning Manager	DPW Consultant	Previously separate efforts have been combined into one project being facilitated by outside transportation consultants	The Department of Public Works has hired Fehr & Peers to draft the Transportation Analysis Guidelines. The consultants have provided a first draft that is going through an iterative review process with DPW and Planning & Building providing feedback in inputs. The goal is to provide a set of documents that will be available to internal staff and applicants that will provide clarity on project TDM requirements, CEQA evaluation, and project impact assessments.											
	A. CEQA Thresholds of Significance for Transportation-Related Impacts *		1															
	B. Traffic Impact Analysis Requirements Update		1															
	C. Transportation Demand Management Ordinance and Program		1															
	Moss Beach State Route 1 Congestion & Safety Improvements Project	In Progress	1	Chanda Singh, Katie Faulkner, Planning Manager, Director	DPW, SMCTA, Caltrans, Consultants	This is a the study to assess safety improvements along Highway 1 between Cypress Ave and 16th Street in Moss Beach. The findings & recommendations will be summarized in a Project Initiation Document (PID) and submitted to Caltrans for consideration. Future phases include Environmental Studies and Project Approval, Project Design and Right-of-Way, and Construction, estimated to occur between 2024 and 2030.	Currently in the "Project Initiation" phase. Work during this phase includes establishing the purpose & need for the project, assessing challenges within the project area, identifying possible solutions, and estimating resources needed to complete improvements. This phase is expected to conclude in November 2023.											
	Midcoastside Transportation Demand Management Plan	In Progress	2	Chanda Singh, Planning Manager	HFB, SMCTA, Consultant	The Midcoastside TDM Plan is a joint project with the City of Half Moon Bay, to develop a TDM for the unincorporated Midcoast and City of Half Moon Bay. TDM encourages the use of sustainable transportation options and enhanced mobility, working toward ensuring that all modes of transportation are safe, reliable, and convenient while discouraging driving, managing congestion, and reducing Vehicle Miles Traveled (VMT).	Consultant selection completed Dec 2022. Project Kick-off in March 2023.											
	NFO Bicycle & Pedestrian Railroad Crossing & Community Connections Study	In Progress	2	Chanda Singh, Planning Manager	OOS Lead, Health, OCA, DPW, Real Property, District 4 staff	OOS-led Caltrans grant award to identify a feasible location for a grade-separated railroad crossing and bicycle and pedestrian facilities in North Fair Oaks. The goal of the study is to identify community-preferred facilities that will help overcome barriers to walking and bicycling. The study intends to identify a viable community preferred location and design for a grade separated Caltrain crossing.	Draft alternatives have been prepared and outreach to the community regarding getting feedback on the alternatives is underway. Caltrans requires study to be complete by February 2024.											
	Connect the Coastside Implementation	Continuing	2	Chanda Singh, Katie Faulkner	SMCTA, Caltrans, DPW, OOS, others	Pursue Implementation of several Phase 1 projects from Connect the Coastside. Includes: Moss Beach Intersection Controls, Parallel Trail, Bicycle Parking Phase 1, Transportation Impact Mitigation Fee.	Moss Beach State Route 1 Congestion & Safety Improvements Project in progress. San Mateo County Transportation Authority Highway Program Grant awarded to pursue initial stage of Moss Beach Intersection Controls to develop Caltrans' required Project Study Report-Project Development Support (PSR- PDS).											
	Community Based Transportation Plans (CBTP) Update for North and South County Urban Areas	Continuing	4	Chanda Singh, Planning Manager	n/a	C/CAG-led update and expansion two existing CBTPs, (Bayshore and East Palo CBTPs). The Bayshore Plan will incorporate additional Communities of Concern (CoCs) identified in the Plan Bay Area 2040 located within Daly City and unincorporated San Mateo County. The CBTP for East Palo Alto will expand to include contiguous CoCs in Redwood City, Menlo Park and portions of unincorporated San Mateo County.	Improve access and mobility for low-income communities for both commute and non-commute trips.											
	Transportation Working Group	Continuing	4	Chanda Singh, Planning Manager	OOS, DPW	OOS-led interdepartmental working group to support countywide coordination and advance transportation policy, project, program, and grants to meet State, regional, and community goals.	Quarterly meetings and currently working on grants to implement infrastructure projects in unincorporated Colma, Broadmoor, North Fair Oaks, and others.											
El Camino Real Grand Boulevard Initiative	Continuing	4	Chanda Singh, Planning Manager	SamTrans, Caltrans, C/CAG	The Grand Boulevard is a collaboration of 19 cities, 3 counties, local and regional agencies to improve the performance, safety and aesthetics of El Camino Real between the northern Daly City limit (where it is named Mission Street) and ending near the Diridon Caltrain Station in central San Jose (where it is named The Alameda). The initiative brings together all of the agencies having responsibility for the condition, use and performance of the street.	Continue to participate in the regional planning effort; pursue grant opportunities for implementing Grand Boulevard Initiative in North Fair Oaks; coordinate with Town of Atherton and City of Redwood City on GBI implementation as needed when and if they implement GBI in their adjoining jurisdictions.												

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<b>Completed</b>	<a href="#">Connect the Coastside Plan</a>	Completed		Chanda Singh, Katie Faulkner	OOS, District 3 staff	Connect the Coastside, the Comprehensive Transportation Management Plan, identifies programs and improvements to accommodate the Midcoast's future transportation needs and balance development with infrastructure capacity based on extensive public input, studies, and technical analysis. The Plan was developed in response to LCP Policy 2.53.	Plan approved by BOS in July 2022. Now in implementation phase.										
	Local Roadway Safety Plan	Completed		Chanda Singh, Planning Manager	DPW, OOS, others	DPW-led plan to identify and prioritize roadway safety needs on County-owned and maintained roads to reduce fatal and severe injury collisions.	LRSP approved by BOS in April 2022.										
	ADU Coastal Zone Regulations Update	Completed		Will Gibson, Current Planners	n/a	Update to the County's ADU Coastal Zone regulations to reflect changes in State ADU law and to continue to facilitate ADU development and construction.	Adopted (CCC certified)										
	<a href="#">Local Hazard Mitigation Plan</a>	Completed		Katie Faulkner, DEM, OOS	n/a	Update the County's Multi-Jurisdictional Local Hazard Mitigation Plan (5 year cycle), working in partnership with 20 cities and several special districts.	Adopted										
	<a href="#">Commercial Cannabis Ordinance Update*</a>	Completed		Summer Burlison, Planning Manager,	CC	At the Supervisors direction, Planning and Building and County Counsel are updating the Commercial Cannabis Ordinance to streamline the licensing process as well as other minor adjustments.	2022 Ordinance Amendment approved by BOS on 7/26/22. Waiting for Muni code update (Planning is not part of this process, Clerk of Board and County Counsel complete this step); working with Dept IT staff on website and form updates - requested updates sent to Dept IT on 1/3/23) and expect completion by end of Jan 2023.										
	<a href="#">Green Infrastructure Plan</a>	Completed		Camille Leung, Aaron Mao, Kaila Jones;	OOS, DPW, EHS, Parks, CC, C/CAG, Consultant	The Green Infrastructure Plan is a requirement of the County's Municipal Regional Permit from the Regional Water Quality Control Board to achieve pollutant load reductions for Mercury and PCBs in receiving waters specified in the Regional Board's total maximum daily load limits. The plan includes proposed policy updates and capital project commitments that achieve pollutant reductions. Phase 1 (complete) included Drafting and adopting the GI Plan; Phase 2 involves policy updates to implement	Adopted										
	Community Climate Action General Plan Element Update*	Completed		Will Gibson, Chanda Singh	OOS	The Office of Sustainability, in collaboration with the Planning and Building Department is developing a comprehensive update to the EECAP, an element of the County's General Plan. The EECAP will be renamed as the Community Climate Action Plan (CCAP).	Plan Adopted. OOS working on web publication										
	Density Bonus Bayside Regulations Update	Completed		Will Gibson, DOH	n/a	Update to the County's Density Bonus Ordinance (to incentivize affordable housing) to reflect changes in State law including additional density without discretion, development standard exceptions such as setbacks, height, and parking, and continued affordability through agreements and deed restrictions, among others.	Adopted										

Note: Programs/Projects identified with an asterisk \* indicate the program/project will require Planning Commission workshop/recommendation/decision.

List of Acronyms

DPW	County Department of Public Works
C/CAG	City and County Association of Governments
CC	County Counsel
CMO	County Manager's Office
DEM	County Department of Emergency Management
DOH	County Department of Housing
EHS	County Environmental Health Services
Health	County Health System
ISD	County Information Services Department
LAFCo	Local Agency Formation Commission
LHPUSD	La Honda-Pescadero Unified School District
NFO	North Fair Oaks
OCA	County Office of Community Affairs
OOS	County Office of Sustainability
Parks	County Parks Department
PDU	County Planned Development Unit
SMCTA	San Mateo County Transportation Authority