

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

DATE: February 14, 2024

TO: Planning Commission
FROM: Planning Staff
SUBJECT: 2024/2025 Long Range Planning Work Program

PROPOSAL

Consider a briefing by staff on the 2024/2025 Long Range Planning Work Program that describes current, upcoming and future policy projects, including project descriptions, staffing and timelines.

RECOMMENDATION

1. That the Planning Commission consider and concur with the 2024/2025 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. 2024/2025 Long Range Planning Work Plan Key Projects
- B. Long range work plan 2024-2025 projects and programs

20240214_PCSR_LRP_WorkPlan_WPC_FINAL



County of San Mateo - Planning and Building Department

ATTACHMENT A

LONG RANGE WORK PLAN - KEY PROJECTS (2024-2025)

		Priority	2023				2024				2025			
			Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall
State Mandated	Housing Element	1												
	Safety Element	1												
	Environmental Justice	1												
	Annual Housing Reporting	1												
Community Planning	North Fair Oaks Community Plan 10-yr review	1												
	Plan Princeton	1												
	<i>South County Housing Study/Plan (HE)</i>	2												
	NFO Community Plan Implementation Phase 4 Rezoning		COMPLETED											
Transportation	Moss Beach State Route 1 Congestion & Safety Improvements Project	1	PID PHASE COMPLETE											
	Midcoastside Transportation Demand Management Plan - <i>Get There Together</i>	1												
	<i>Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street)</i>	1												
	TIA Requirements, TDM, Fee & SB 743 CEQA VMT standards update	1												
Local Ordinances & Regulations	Protected Tree Ordinance	1												
	<i>Housing Element related Zoning updates (HE)</i>	1												
	<i>Objective Development Standards</i>	1												
	<i>C-1 Height Change Update for MidCoast</i>	1												
	Zoning Ordinance Reorganization	1												
	<i>LCP Amendment for Farmworker Housing (HE)</i>	1												
	Child Care Ordinance-Coastal Zone		COMPLETED											



County of San Mateo - Planning and Building Department

ATTACHMENT B

**LONG RANGE WORK PLAN 2024-2025
PROJECTS AND PROGRAMS**

	PROGRAMS AND PROJECTS	STATUS	PRIORITY	LEAD	STAFF	OTHER AGENCIES	DESCRIPTION	WORK STATUS UPDATE	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	
									2024	2024	2024	2024	2025	2025	2025	2025	
GENERAL PLAN / STATE MANDATED	Environmental Justice Element*	In Progress	1	Y	Katie Faulkner, 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 is sharing a consultant with the Cities of Burlingame and East Palo, with Burlingame acting as the fiscal agent. This effort is being assisted by County Health and the Office of Sustainability.	The Environmental Justice Element project is in progress. Work to date has included initial data collection and mapping to help identify disadvantaged communities, and the creation of a Community Engagement Plan. Community engagement activities are expected to begin in late winter or spring. The website for the update will be made online soon.									
	Safety Element Update*	In Progress	1	Y	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.	The Safety Element project is in progress. Work to date has included compiling background information and data, initial mapping, the creation of a Community Engagement Plan, and review of the existing Safety Element. Next steps include community engagement activities, the creation of a vulnerability assessment, updating policies and implementation measures, and environmental review. The website for the update will be made online soon.									
	Housing Element Update*	In Progress	1	Y	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.	The Department is in the process of completing amendments to draft Housing Element to address changes required by HCD to achieve certification. A consultant has been hired to undertake comprehensive revisions to the sites inventory and rezoning program, to ensure sufficient development and redevelopment capacity to meet the County's RHNA. A draft of the sites inventory and rezoning program is complete, and the Department is finalizing other changes, in collaboration with DOH, and intends to informally discuss the proposed changes with HCD in February/March, and return the updated Housing Element for review and adoption in May/June.									
	Annual Housing Surveys and Reporting	Continuing	1	Y	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.									
COMMUNITY PLANS / STUDIES	North Fair Oaks Community Plan 10-yr review	In Progress	1	Y	Will Gibson, 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 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 of findings and recommendations to address community needs; and establish performance measures and dashboards to track ongoing and future progress in implementation.	The consultant team has completed outreach, community and stakeholder input, and data analysis, has completed draft analyses of roughly half the chapters in the NFO Community Plan, and is in the process of drafting analyses and findings for the remaining chapters. The draft and final report, recommendations and performance measures are targeted for completion in late summer, with various implementation steps to follow.									
	Plan Princeton*	In Progress	1	Y	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.	Finalizing Climate impact assessment. Beginning preparation to re-engage the community and stakeholders to present the findings of the climate assessment. After the community engagement by early summer, the team will update the draft plan with climate related development standards and bring it to the Commission for recommendations.									
	South County Housing Study/Plan (HE)	TBD	2	Y	Will Gibson, Planning Manager	TBD	In collaboration with the Department of Housing, Department of Environmental Health, and various stakeholders, a study of housing conditions and needs in the rural South Coast communities, including but not exclusive to farm labor housing needs; identification of barriers to housing quality, availability, and affordability, and identification of policies and programs to improve conditions; assessment of need for a Pescadero Community Plan and initiation of Community Plan process.	Draft scope of study for presentation to the Planning Commission and Board of Supervisors for adoption in the Housing Element, in collaboration with DOH and various south coast stakeholders; identification of potential working group/technical advisory group members and potential funding sources.									

**LONG RANGE WORK PLAN 2024-2025
PROJECTS AND PROGRAMS**

	PROGRAMS AND PROJECTS	STATUS	PRIORITY	LEAD	STAFF	OTHER AGENCIES	DESCRIPTION	WORK STATUS UPDATE	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL			
									2024	2024	2024	2024	2025	2025	2025	2025			
TRANSPORTATION	TIA Requirements, TDM, Fee, & SB 743 CEQA VMT standards update	In Progress	1	N	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 hired Fehr & Peers to draft the Transportation Impact Analysis Guidelines. The consultants provided a draft that is going through an iterative review process with DPW and Planning & Building providing feedback, and identifying where additional or revised guidance and policies may be needed. 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 a project's transportation impact assessment approach. DPW and Planning staff are identifying policies that may require updates in order to implement the revised guidelines. In addition, the Department will be pursuing fee studies with the support of external consultants.											
	A. CEQA Thresholds of Significance for Transportation-Related Impacts *		1																
	B. Traffic Impact Analysis Requirements Update		1																
	C. Transportation Fee Studies		2																
	D. Transportation Demand Management Ordinance and Program		2																
	Moss Beach State Route 1 Congestion & Safety Improvements Project	In Progress	1	Y	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.	The Project Initiation Document is currently being circulated among Caltrans' executive staff for signature. Work during the Project Initiation phase included 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 February 2024. The Department applied and received funding through the SMCTA Highway Program for the next phase of the project, Environmental Studies and Project Approval. The Department anticipates executing an agreement with the San Mateo County Transportation Authority (SMCTA) to begin this phase by April 2024.											
	Midcoastside Transportation Demand Management (TDM) Plan - Get There Together	In Progress	1	Y	Chanda Singh, Planning Manager	HMB, SMCTA, Consultant	The Midcoastside TDM Plan is a joint project with the City of Half Moon Bay, and aims 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).	The Project kicked off in March 2023. The Project team, which includes Half Moon Bay, County, and Consultant staff, has completed initial community and agency/stakeholder engagement, an existing conditions analysis, state of the practice/best practices analysis, and a draft of initial strategies. Draft strategies will be shared for input with community stakeholders in Spring/Summer 2024.											
	Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street)	TBD	2	Y	Chanda Singh, Planning Manager	MTC, Consultant, DPW	Evaluation and initial concept design for bicycle and pedestrian improvements on Carlos Street in Moss Beach to support Multimodal Parallel Trail development.	The Department applied for and was awarded Technical Assistance grant (~\$40k) from the Metropolitan Transportation Commission (MTC) to support this project. MTC is in the process of hiring and managing a consultant to work with the County and partners to assess options for bicycle and pedestrian improvements on Carlos Street. The Department anticipates beginning work in Summer 2024.											
	Connect the Coastside Implementation	Continuing	2	Y	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 and Midcoastside TDM Plan are both in progress; Parallel Trail Gap Closure TA at Carlos St will begin in summer. Staff reviewed and works with Caltrans to support implementation where feasible, such as through Caltrans' Multiasset Roadway Rehabilitation SHOPP project, which will repave Highway 1 south of Marine Blvd.											
	Transportation Working Group Grants Committee	Continuing	2	Y	Chanda Singh, Planning Manager	OOS, DPW	Interdepartmental working group to increase implementation of transportation-related projects by securing and managing grant funds. The Committee seeks to increase County competitiveness for grant funding and successfully implement grant-funded projects by: 1) increasing awareness of available grants; 2) identifying projects appropriate for grant funds; 3) advancing interdepartmental collaboration; and 4) increasing staff's knowledgebase to secure and manage grants.	Monthly meetings facilitated by Planning staff. Since 2020, the committee has secured 13 grants with awards total of approximately \$18.3 million. Grant projects that are now being led by Planning include the forthcoming Midcoast Multimodal Parallel Trail Gap Closure Study (Carlos Street), Moss Beach SR-1 Congestion & Safety Improvements Project (PID and PAED phases) and Midcoastside TDM Plan.											
External Agency Transportation Project Coordination	Continuing	3	N	Chanda Singh, Planning Manager	Caltrans, C/CAG, SMCTA, OOS, DPW	Participate in transportation projects led by external agencies, such as Caltrans, San Mateo County Transportation Authority, and City/County Association of Governments of San Mateo County. Share opportunities for coordination with County-led projects and/or adopted plans.	Caltrans' State Highway Operations and Protection Program (SHOPP) program includes several ongoing projects on State-owned and maintained facilities in unincorporated areas (e.g., SR-84, SR-1, SR-82, SR-35). Projects are at different phases of development; planning staff coordinates with partners to review materials and share feedback with Caltrans. SMCTA and C/CAG are leading various planning studies and projects, such as Micromobility Plan, Community-based Transportation Plans, and others; County staff provides feedback as part of Technical Advisory Committees and on draft documents.												

LONG RANGE WORK PLAN 2024-2025
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Protected Tree Ordinance*	In Progress	1	Y	Natalie Krug, Camille Leung, Planning Manager, 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.								
Housing Element related Zoning updates (HE)	TBD	1	Y	Will Gibson, Planning Manager	n/a	Identify funding sources and select a consulting firm to complete rezoning and general plan amendments to various unincorporated areas identified in the updated Housing Element Rezoning Program, in order to meet the County's Regional Housing Needs Allocation. Areas identified for rezoning to higher-density multifamily residential uses include unincorporated Colma, Broadmoor, and portions of El Granada.	Identification of possible funding sources and initial preparatory analysis in advance of adoption of the updated Housing Element; the full rezoning program will not be finalized until the Housing Element is adopted and certified by the California Department of Housing and Community Development.								
LCP Amendment for Farmworker Housing (HE)	TBD	1	Y	Will Gibson, Planning Manager	n/a	In advance of initiation of the South Coast Housing Study, assess the County's Local Coastal Program and Implementation Plan to determine amendments that could streamline and facilitate the production of farmworker housing, including scattered site, congregate, and other farmworker housing types; to determine if County is in full compliance with California Employee Housing Act; and to assess progress in implementing the findings of the 2016 Farm Labor Housing Study. Process identified amendments for adoption by the Planning Commission, Board of Supervisors, and California Coastal Commission.	This project will be initiated after adoption of the County's updated Housing Element.								
Zoning Ordinance Reorganization*	In Progress	1	Y	Kanoa Kelley, Planning Manager	n/a	Re-number and reorganize Zoning Code for transfer to Municode website with all other County Ordinances. Include minor clarifying amendments to correct references, add missing code sections that were never repealed, and delete obsolete text etc. Coordinate with Tree Ordinance update staff for section number requirements.	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 March 2024. For May or June PC. BOS Date pending PC agenda date.								
Objective Development Standards Update	TBD	1	Y	Will Gibson, Camille Leung, Planning Manager	n/a	To comply with ministerial, objective review and approval requirements for multifamily residential development imposed by various State laws, review the County's design standards in multifamily zoning districts both on the Bayside and Coastsides, determine which standards remain applicable, which can be modified to be objectively applicable, and which cannot be applied ministerially, and prepare appropriate amendments to achieve compliance with State law.	In process of reviewing of current design standards in Planned Colma, North Fair Oaks, and the urban Midcoast. Will be developing a work plan to engage the communities prior to making changes to the development standards.								
C-1 Height Change Update for MidCoast	In Progress	1	Y	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. Department considering to combine the effort with the Objective Development Standards update.								
Coastside Design Review Regulations Demonstration of Scale Update*, Residential Design Standards	In Progress	1	Y	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 considering to combine the effort with the Objective Development Standards update.								
Stormwater Ordinance and Drainage Manual*	In Progress	3	N	Camille Leung,	OOS - Lead, CC, DPW, EHS, Parks	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.	OOS has draft Ordinance; under review by County Attorney's Office.								
ADU Ordinance Update for Non-Coastal areas	TBD	3	Y	Sam Becker, Will Gibson, Planning Manager	n/a	Amend the County's Accessory Dwelling Unit regulations, Chapter 22.5 of the Zoning regulations, to comply with State ADU Law updates 2023-2024.	Staff reviewed 2023, 2024 State ADU legislation, incorporated state law updates with other necessary ordinance changes determined by staff. Amended Chapter 22.5 of zoning regulations (ADU regulations) as required. Hearings to be scheduled for Spring-Summer 2024.								
Pescadero Fire Station/CSA-11 Water Line Extension LCP Amendment*	In Progress	4	Y	Michael Schaller, Director	CMO, PDU, DPW CSA-11, LHPUSD, LAFCo, State	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.	Submitted to the CCC for certification. Expected to be certified by February.								
Confined Animal Regulations	In Progress	4	Y	Sam Becker, Summer Burlison, Planning Manager	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.	With changes in staff, and other State bill led updates taking precedence, the effort will be taken up in 2025.								
Department Equity Team	Continuing	4	Y	LRP Team, Director, Administrative Services Manager, others	n/a	In tandem with the Countywide Racial and Social Equity efforts, the Department convenes its own Equity Team to advance the Department's Equity Action Plan, as part of the Countywide Equity Action Plan. The Department's Action Plan includes goals that are implemented by the long range planning team, such as implementing planning projects that specifically support vulnerable or marginalized communities and supporting the development and implementation of countywide equity tools.	Updates to General Plan Elements, including the Environmental Justice, Safety, and Housing Elements support implementation of the Department's Action Plan. The Countywide Equity Engagement Toolkit informed the engagement strategies for efforts, including the Midcoastside TDM Plan.								

Local Ordinances and Regulations

**LONG RANGE WORK PLAN 2024-2025
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Completed	North Fair Oaks Community Plan Implementation Phase 4 Rezone*	Completed			Will Gibson, 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.	The proposed zoning and general plan amendments were adopted by the Planning Commission and Board of Supervisors in 2023, and are in effect. The project is complete.								
	Child Care Ordinance-Coastal Zone	Completed			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.								
	Community Based Transportation Plans (CBTP) Update for North and South County Urban Areas	Completed			Chanda Singh, Planning Manager	C/CAG, OOS	C/CAG-led update and expansion of two existing CBTPs, (Bayshore and East Palo CBTPs), which are community-driven plans to improve mobility options for disadvantaged communities. 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. The two CBTPs are now called "Daly City" and "Southeast San Mateo County".	Southeast San Mateo County CBTP was approved via resolution by BOS on 6/13/23.								
	NFO Bicycle & Pedestrian Railroad Crossing & Community Connections Study	Completed			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.	The Project team has completed a Draft Study and presented the findings to the public in December 2023, and continued to gather comments through mid-January. The Study will be presented as an informational item to the Planning Commission in February 2024 and to the Board of Supervisors in March 2024.								

- 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

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