

# San Mateo County Environmental Justice Element: Draft Technical Appendix

Draft 2/11/2025

This technical appendix identifies Environmental Justice (EJ) Communities in unincorporated San Mateo County, describes the major environmental justice issues facing each of these communities, and outlines the process for identifying them. Information in this document may be updated after community outreach occurs.

## Community Identification Process

### Data and Geographies

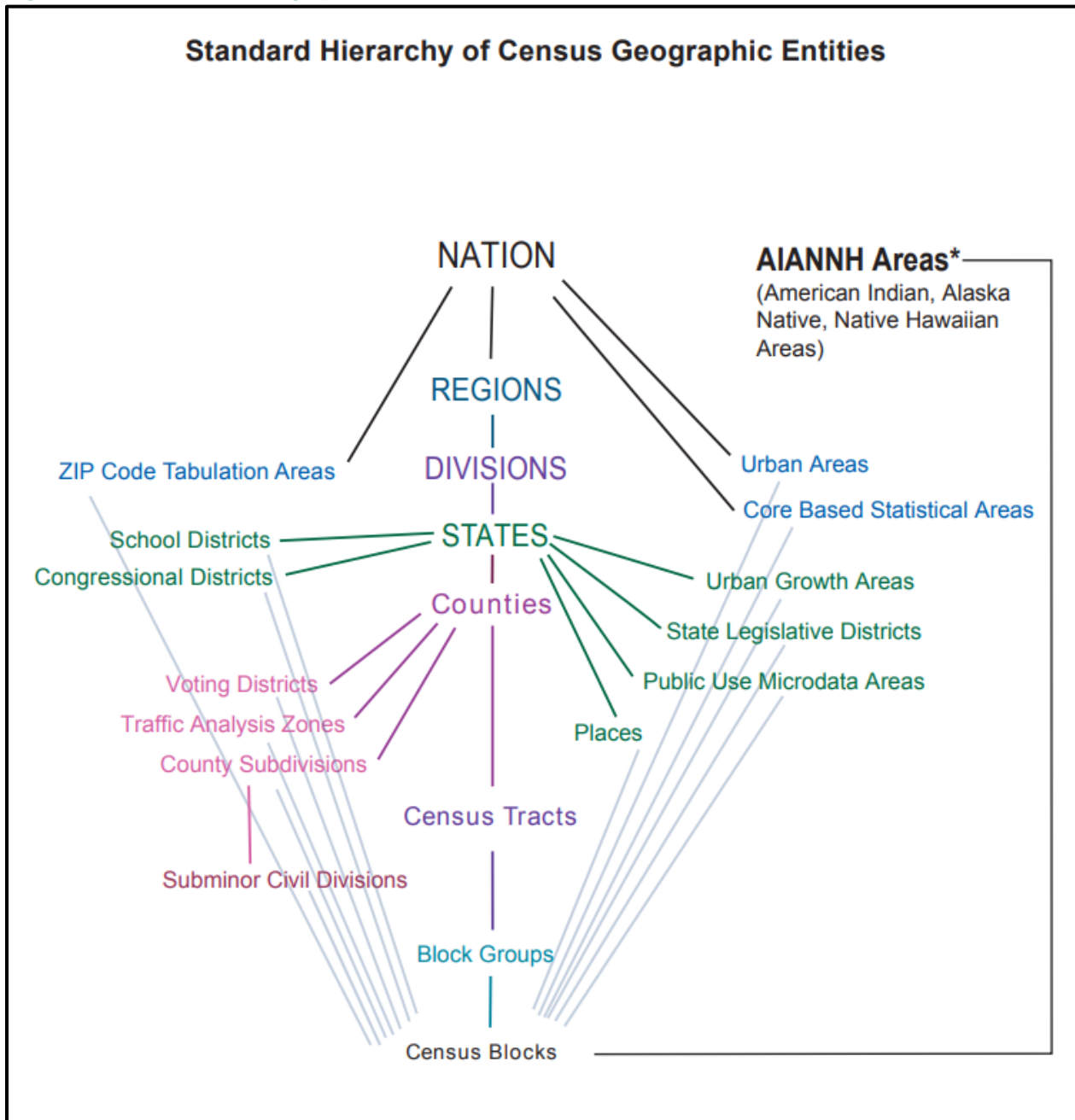
The County screened for EJ communities as required under SB 1000, *The Planning for Healthy Communities Act*, using a combination of income data and [CalEnviroScreen 4.0](#).<sup>1</sup> CalEnviroScreen is a tool developed by the California Office of Environmental Health Hazards Assessment on behalf of the California Environmental Protection Agency (CalEPA). It provides a statewide assessment of pollution burdens and population characteristics by census tract to aid in identifying EJ Communities. It considers a range of indicators to rank all census tracts in the state. A census tract with a higher score is one that experiences higher pollution burdens and social or health vulnerabilities than census tracts with lower scores. EJ communities were also identified by reviewing block group level income data from ESRI and the American Community Survey. Both income datasets were used to help ensure low-income block groups in the county were captured.

Census tracts and block groups are both geographic entities set by the U.S. Census Bureau to report data. Figure 1 shows the hierarchy of the geographic entities, which starts at the largest scale of the entire country and ranges down to a more granular scale, with the smallest scale being census blocks. The data available through CalEnviroScreen is provided at a census tract level, which are geographies that usually encompass about 4,000 people. Block groups are smaller areas, typically including between 600 to 3,000 people. Block groups are the smallest scale of data available from ESRI and the American Community Survey for income and other socio-economic data. The EJ communities described below include a map that shows the unincorporated boundary for the community and boundary of the block group(s) within each community. As shown on the maps on the pages below, some of the block groups extend beyond the EJ community boundary.

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<sup>1</sup> CalEnviroScreen 4.0. <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>.

Figure 1: U.S. Census Geographies



Source: United States Census Bureau, November 2020.

## EJ Communities Identification Process

The County used a four-step process to identify EJ Communities. The County took an inclusive approach when identifying the EJ communities to help ensure all unincorporated communities facing environmental justice issues are considered in the process. The process was also developed by the County to allow tailoring that helps capture the unique needs of the communities within the unincorporated county.

**Step 1:** Identify low-income block groups. This step used [2023 Esri](#) and [2022 American Community Survey](#) median household income data to identify low-income block groups, which are block groups with an average household income of less than or equal to \$134,200.<sup>2,3</sup> This threshold is based on 2022 and 2023 low-income limits for a three-person household from the California Department of Housing and Community Development.<sup>4</sup>

**Step 2:** Identify the low-income block groups that have at least two pollution hazard indicators. Local environmental justice hazards were identified using CalEnviroScreen, in which an environmental pollution burden indicator scoring in the 75th percentile or above was considered an environmental justice hazard. Local knowledge of pollution and hazard conditions was used to supplement data collected from CalEnviroScreen.

**Step 3:** Refine results. Results were refined by removing areas in the unincorporated county with no residents, and by matching EJ Community boundaries to unincorporated community boundaries.

**Step 4:** Identify priority EJ Communities. Block groups with four or more pollution or hazard indicators per Step 2 were classified as High Priority Environmental Justice (HPEJ) Communities to help prioritize County resources where they are most needed. The remaining communities were classified as EJ Communities.

## Challenges

San Mateo County encountered the following challenges in identifying and classifying EJ Communities:

- **Geographic scale of available data:** Pollution burden data is only available in CalEnviroScreen at the census tract level, while sociodemographic data is available at the census tract or census block group level. Census tracts or census block groups are often significantly larger than the small unincorporated areas that are the subject of this analysis. In some cases, data from small unincorporated areas are aggregated with nearby incorporated cities, which may have very different population and environmental pollution burden characteristics.

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<sup>2</sup> Esri\_demographics. 2023. "2023 USA Median Household Income." <https://www.arcgis.com/home/item.html?id=fe5fc7dc508949bf870d7b823aa41dec>.

<sup>3</sup> U.S. Census Bureau. 2022. "Median Household Income in the Past 12 Months (in 2022 Inflation-Adjusted Dollars)." 2018-2022 American Community Survey 5-Year Estimates (B19013). [https://data.census.gov/table/ACSDT5Y2022.B19013?t=Income%20\(Households,%20Families,%20Individuals\)&g=050XX00US06081\\$1500000&y=2022&tp=true](https://data.census.gov/table/ACSDT5Y2022.B19013?t=Income%20(Households,%20Families,%20Individuals)&g=050XX00US06081$1500000&y=2022&tp=true).

<sup>4</sup> The three-person household income limit was used because the average household size in San Mateo County is 2.81 and average family size is 3.33.

- **Limited scope of CalEnviroScreen data:** Some pollution and hazard issues known to affect communities in San Mateo County are not captured by CalEnviroScreen, such as flooding or extreme heat.

### Other Environmental Justice Issues

In addition to identifying EJ Communities and the pollution or hazard indicators covered in this technical appendix, the San Mateo County Environmental Justice Element will cover other key environmental justice topics, including public facilities, food access, safe and sanitary homes, physical activity, community engagement, and other health risks that are unique to the county. The County will also consider the impacts of redlining, farmworker housing, and other environmental justice issues that arise during community engagement and the development of the Environmental Justice Element. Some of these issues are countywide and will be addressed through policies in the Element that can be applied throughout the county, while others may be specific to individual EJ Communities.

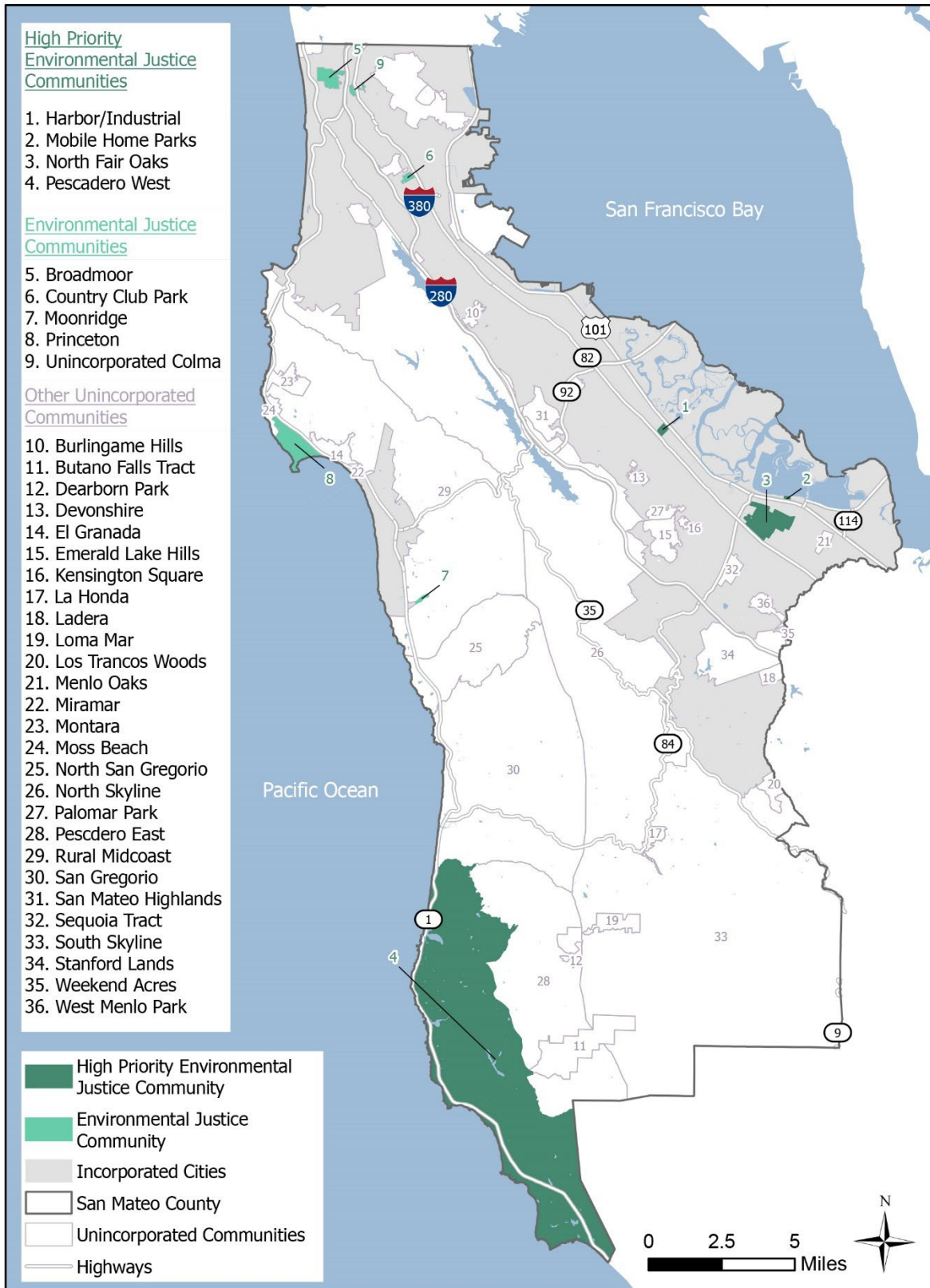
### Environmental Justice Communities and Issues

San Mateo County has four unincorporated HPEJ Communities and five unincorporated EJ Communities, for a total of nine unincorporated EJ Communities. These communities are listed in Table 1 and mapped in Figure 2.

**Table 1: HPEJ and EJ Communities in Unincorporated San Mateo County**

High-Priority EJ Communities	EJ Communities
<ul style="list-style-type: none"> <li>• Harbor Industrial</li> <li>• Mobile Home Parks</li> <li>• North Fair Oaks</li> <li>• Pescadero West</li> </ul>	<ul style="list-style-type: none"> <li>• Broadmoor</li> <li>• Country Club Park</li> <li>• Moonridge</li> <li>• Princeton</li> <li>• Unincorporated Colma</li> </ul>

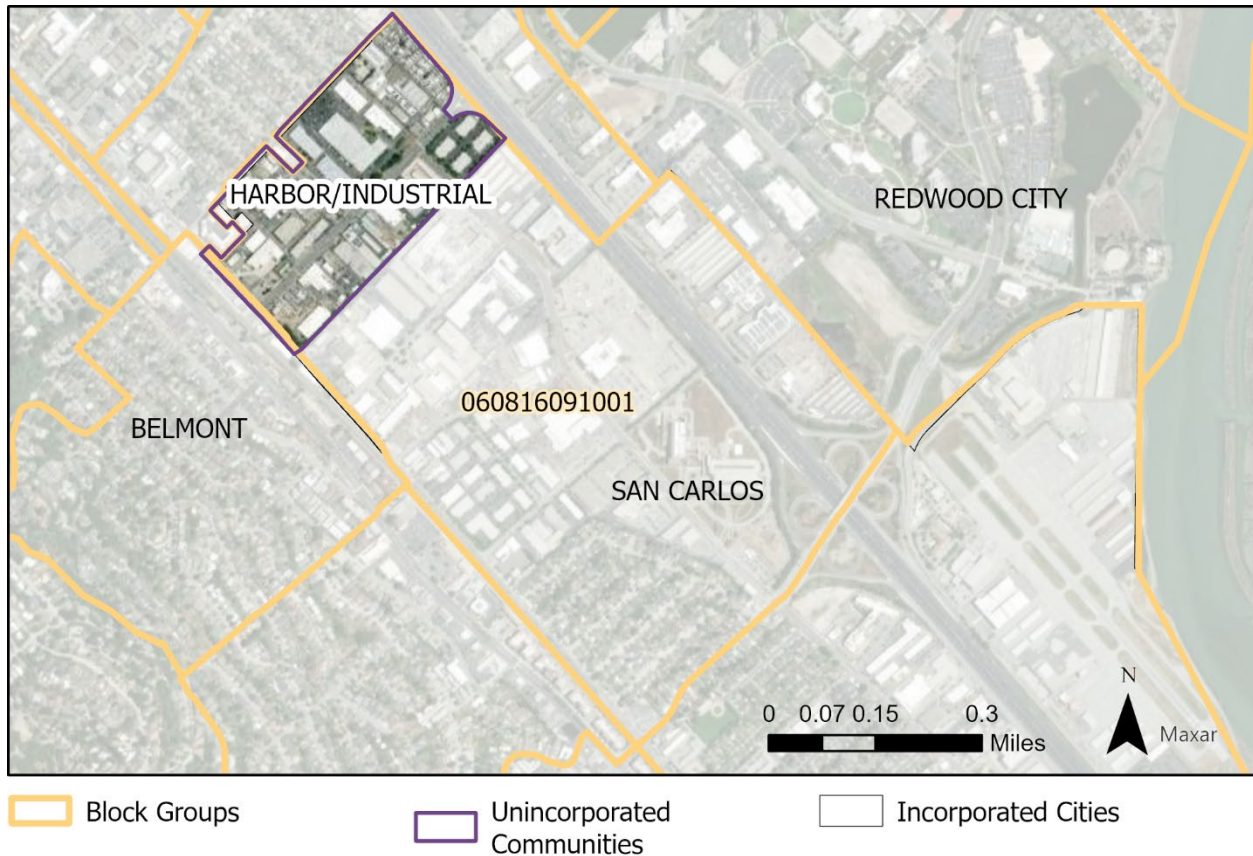
Figure 2: San Mateo County Unincorporated Environmental Justice Communities





## High Priority Environmental Justice Communities

### Harbor Industrial



The Harbor Industrial area, east of El Camino Real and west of Highway 101, is a 62-acre area identified in Belmont’s 2017 General Plan as a special study area. The Belmont Harbor Industrial Area Specific Plan has been underway for several years and outlines a path to annex this area into the City of Belmont and develop a more vibrant commercial ecosystem. Currently, Harbor Industrial consists largely of industrial land uses, while commercial and residential uses exist as well. Harbor Industrial includes the Belmont Trailer Park, which is an 83-space residential trailer park located at 100 Harbor Boulevard adjacent from Highway 101.

#### **Socioeconomic Profile**

As shown in the above map, Harbor Industrial is a small community situated within a larger block group that includes an area of San Carlos. Tables 2 to 5 show the socioeconomic profile for this block group. The Harbor Industrial area had 178 residents as of the Decennial Census 2020, while Block Group 060816091.001 had a population of 860 residents. Most residents in this block group own their own homes and most live in married-couple households. Median household income is \$165,884 and the local unemployment rate is 5 percent. It is likely the residents of Belmont Trailer Park have a lower income than the block group as a whole which includes a neighborhood of single-family homes in the City of San Carlos. Based on the high number of pollution indicators, which are described further below, the County considers the high pollution indicators combined with the low number of people in the unincorporated area as a proxy for considering Harbor Industrial as low-

income. Most residents in the block group have obtained a bachelor’s degree or higher. Most residents in the block group identify as White, but the community also has significant Asian and Hispanic populations.

**Table 2: Harbor Industrial Socioeconomic Data (Block Group 060816091.001)**

<b>Population</b>	860
<b>Median Household Income (Esri)</b>	\$165,884
<b>Medium Household Income (ACS)</b>	\$141,000
<b>Median Household Income (ACS Margin of Error)</b>	± 56,005
<b>Renters (%)</b>	31.2%
<b>Homeowners (%)</b>	68.8%
<b>Median Age</b>	39.5
<b>Unemployment (%)</b>	5.0%
Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.	

**Table 3: Harbor Industrial Race and Ethnicity (Block Group 060816091.001)**

<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
57.5%	2.4%	0.3%	23.9%	<0.1%	<0.1%	2.8%	13.1%
Source: American Community Survey 2020.							

**Table 4: Harbor Industrial Educational Attainment (Block Group 060816091.001)**

<b>Less than High School (%)</b>	<b>High School Graduate (%)</b>	<b>Some College or Associate’s Degree (%)</b>	<b>Bachelor’s Degree or Higher (%)</b>
5.6%	18.1%	18.3%	57.9%
Source: American Community Survey 2022.			

**Table 5: Harbor Industrial Household Type (Block Group 060816091.001)**

<b>Married Couple Family (%)</b>	<b>Male Householder, No Spouse Present (%)</b>	<b>Female Householder, No Spouse Present (%)</b>	<b>Householder Living Alone (%)</b>	<b>Householder Not Living Alone (%)</b>
53.2%	6.7%	12.4%	20.1%	7.6%
Source: Decennial Census 2020.				

**Community Environmental Justice Issues**

Table 6 summarizes the composite pollution burdens and all combined population characteristics for Harbor Industrial.

**Table 6: Harbor Industrial CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081609100	31	76	14
Source: CalEnviroScreen 4.0.			

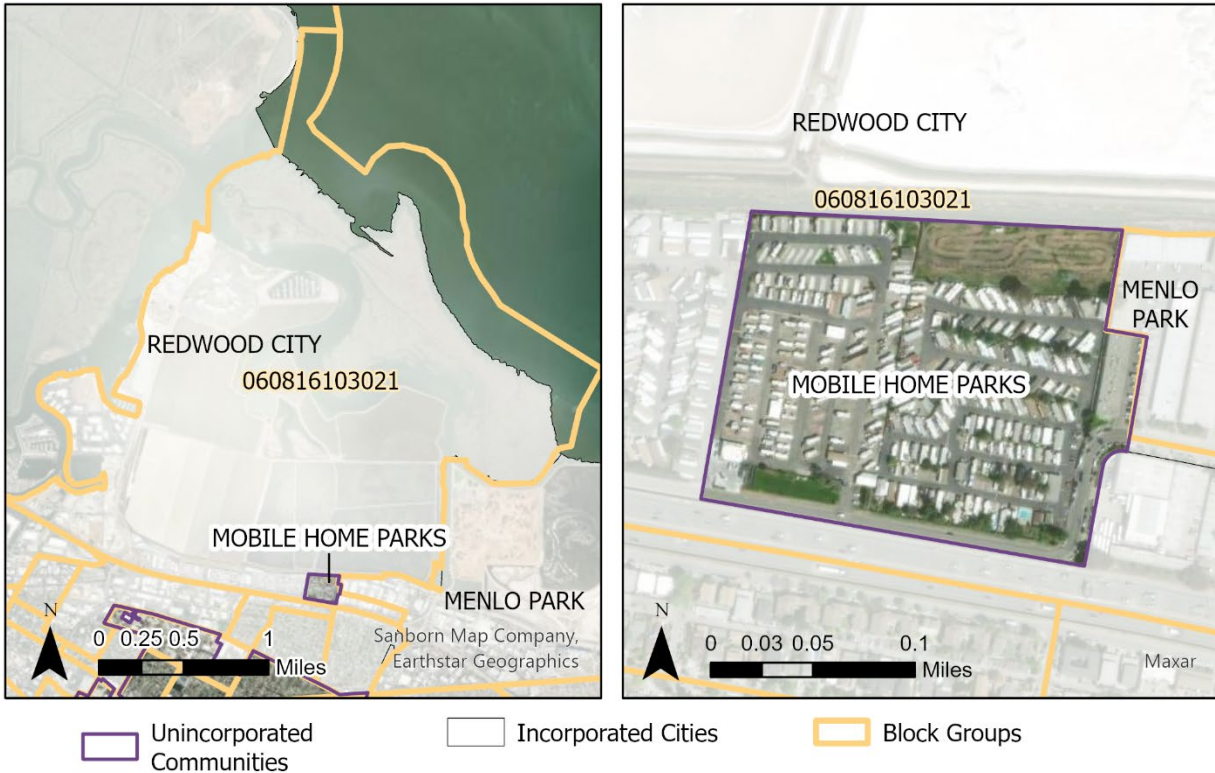
While Harbor Industrial’s CalEnviroScreen 4.0 Overall Percentile is relatively low, the community exceeds the 75th percentile for the combined pollution burden percentile. This section identifies pollution and hazard indicators that scored at or above 75 percent.

- **Diesel Particulate Matter, with a score of 91:** This high score for the tract’s exposure to diesel particulate matter is due to proximity to Highways 101 and 82, the Caltrain Rail corridor, and the San Carlos Airport.
- **Traffic, with a score of 90:** This high score is due to the tract’s proximity to Highways 101 and 82.
- **Lead Exposure from Housing, with a score of 80:** High rates of lead exposure from housing are often due to the presence of older housing stock. Within this tract, approximately 64 percent of housing units were built in 1940 or earlier. However, within the unincorporated part of this tract, most housing units are mobile homes, which are at lower risk of lead contamination.
- **Cleanup Sites, with a score of 99:** Two cleanup sites are located in the unincorporated part of this tract. One of these sites is a machine shop whose potential contaminants of concern are lead, nickel, total chromium, and zinc. Little is known about the other site. The incorporated portion of the tract contains many more cleanup sites, the majority of which are located further away from the Belmont Trailer Park in San Carlos.
- **Groundwater Threats, with a score of 99:** The unincorporated part of the tract contains three sites that pose threats to groundwater quality. The site at 248 Harbor Boulevard, whose potential contaminant of concern is tetrachloroethylene (PCE), may have contaminated soil and groundwater around the Belmont Trail. This site is a former Baron-Blakeslee facility, a manufacturer of industrial equipment. The other sites include a former small solvent and battery distribution/recycling plant and a former dry cleaner. This tract contains many other sites which pose hazards to groundwater quality, although they are not adjacent to the Belmont Trailer Park.
- **Hazardous Waste, with a score of 97:** The unincorporated part of the tract contains three hazardous waste sites. The site at 248 Harbor Boulevard, described above, is the closest site to the Belmont Trailer Park. More hazardous waste sites are located throughout the rest of the tract.
- **Solid Waste, with a score of 76:** The Shoreway Environmental Center is a recycling center and transfer station located within the incorporated part of the tract about 2 miles from the Belmont Trailer Park.
- **Flooding:** While not a metric reported by CalEnviroScreen, the Belmont Trailer Park has experienced recent episodes of flooding. In January 2023, heavy storms produced floodwaters that reached nearly four feet and damaged residents’ homes, in some cases



requiring extensive repairs and leading to resident displacement.<sup>5,6,7</sup> Flooding is also an environmental justice concern because it could mobilize underground contaminants, increasing potential environmental and health risks.

### Mobile Home Parks



Mobile Home Parks is a small unincorporated area outside Redwood City that contains two mobile home parks, Bayshore Villa and Trailer Villa. Bayshore Villa contains 137 spaces and Trailer Villa contains 90 spaces. The community is bordered by Highway 101, the Cargill Salt Flats, and commercial and residential land uses in Redwood City.

### Socioeconomic Profile

As shown in the above map, Mobile Home Parks is a small community situated within a larger block group that includes an area of Redwood City. Tables 7 through 10 show the socioeconomic profile for this block group. The block group in which the Mobile Home Parks community is located has a population of 3,125. However, this block group also contains portions of Redwood City, so the population of the Mobile Home Parks community is likely smaller considering the 227 spaces

<sup>5</sup> Mazzoni, N. 2023, January 13. “Flooded and fatigued: Residents of the Belmont Trailer Park look for answers.” *The Daily Journal*. [https://www.smdailyjournal.com/news/local/flooded-and-fatigued-residents-of-the-belmont-trailer-park-look-for-answers/article\\_b8461624-9303-11ed-afad-3b31f6992755.html](https://www.smdailyjournal.com/news/local/flooded-and-fatigued-residents-of-the-belmont-trailer-park-look-for-answers/article_b8461624-9303-11ed-afad-3b31f6992755.html).

<sup>6</sup> DiNpapoli, A. 2023, December 21. “Belmont trailer park residents say not much done to prevent a repeat of last year’s flooding.” *The Daily Journal*. [https://www.smdailyjournal.com/news/local/belmont-trailer-park-residents-say-not-much-done-to-prevent-a-repeat-of-last-year/article\\_2f569a9c-9fb3-11ee-85ac-6f8b5f5d7997.html](https://www.smdailyjournal.com/news/local/belmont-trailer-park-residents-say-not-much-done-to-prevent-a-repeat-of-last-year/article_2f569a9c-9fb3-11ee-85ac-6f8b5f5d7997.html).

<sup>7</sup> Martinez, J. 2023, January 13. “Residents at Belmont trailer park struggle to recover from repeat flooding.” *CBS News*. <https://www.cbsnews.com/sanfrancisco/news/residents-at-belmont-trailer-park-struggle-to-recover-from-repeat-flooding/>.

available in the two mobile home parks. Most residents in the block group own their own homes and median household income is \$78,320. While most residents live in married-couple households, there is also a significant proportion of single householders and nonmarried householder units. Most community members identify as Hispanic and many in the community have had some college or hold an associate’s degree.

**Table 7: Mobile Home Parks Socioeconomic Data (Block Group 060816103.021)**

<b>Population</b>	3,125
<b>Median Household Income (Esri)</b>	\$78,320
<b>Medium Household Income (ACS)</b>	\$81,078
<b>Median Household Income (ACS Margin of Error)</b>	± 19,000
<b>Renters (%)</b>	26.8%
<b>Homeowners (%)</b>	73.2%
<b>Median Age</b>	39.6
<b>Unemployment (%)</b>	5.4%
Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.	

**Table 8: Mobile Home Parks Race and Ethnicity (Block Group 060816103.021)**

<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
26.8%	1.4%	0.4%	2.4%	0.7%	<0.1%	0.5%	67.9%
Source: American Community Survey 2020.							

**Table 9: Mobile Home Parks Educational Attainment (Block Group 060816103.021)**

<b>Less than High School (%)</b>	<b>High School Graduate (%)</b>	<b>Some College or Associate’s Degree (%)</b>	<b>Bachelor’s Degree or Higher (%)</b>
32.3%	34.0%	20.3%	13.4%
Source: American Community Survey 2022.			

**Table 10: Mobile Home Parks Household Type (Block Group 060816103.021)**

<b>Married Couple Family (%)</b>	<b>Male Householder, No Spouse Present (%)</b>	<b>Female Householder, No Spouse Present (%)</b>	<b>Householder Living Alone (%)</b>	<b>Householder Not Living Alone (%)</b>
37.0%	10.0%	14.0%	29.0%	9.9%
Source: Decennial Census 2020.				

## Community Environmental Justice Issues

Table 11 summarizes the composite pollution burdens and all combined population characteristics for Mobile Home Parks.

**Table 11: Mobile Home Parks CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081610302	53	77	36
Source: CalEnviroScreen 4.0.			

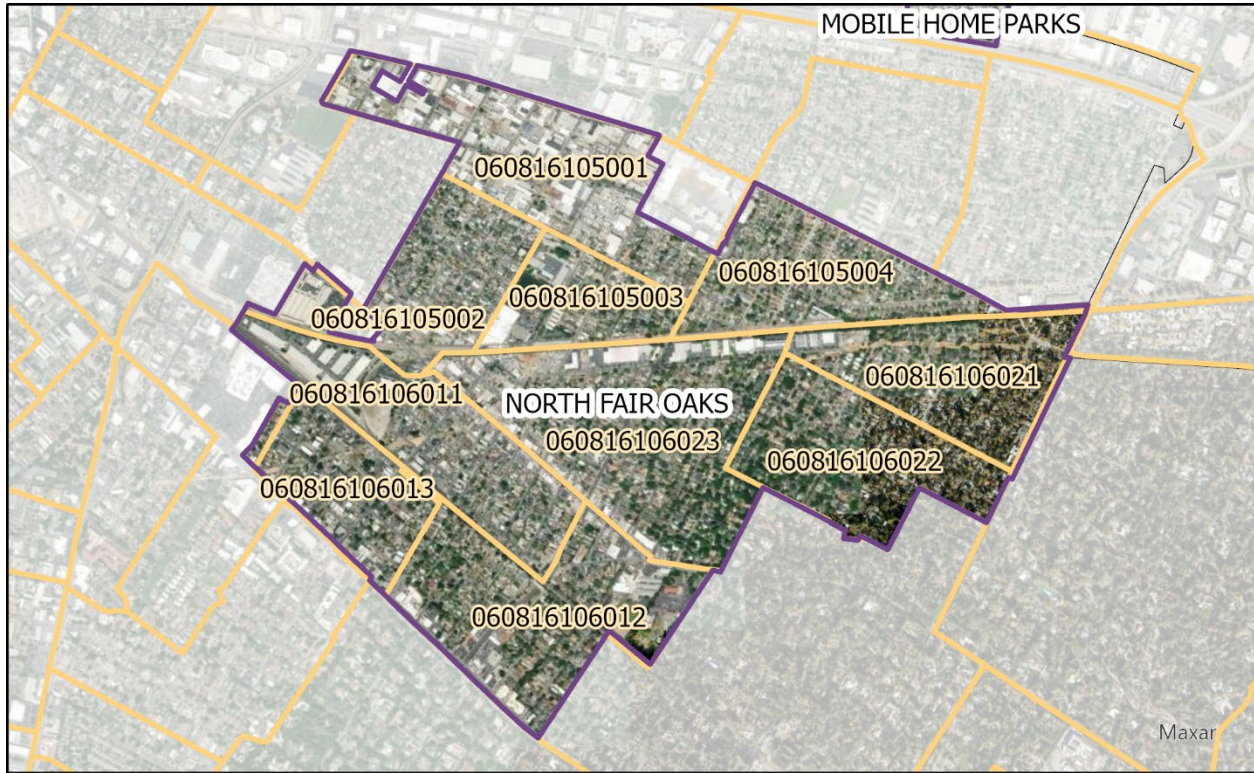
While the CalEnviroScreen 4.0 Overall Percentile for Mobile Home Parks is relatively low, the community exceeds the 75th percentile for the combined pollution burden percentile. This section identifies pollution and hazard indicators that scored at or above 75 percent.

- **Traffic, with a score of 97:** This high score for traffic in this tract is due to the presence of Highway 101.
- **Cleanup Sites, with a score of 99:** This tract contains many cleanup sites, including several near the unincorporated community. These sites include a former wastewater treatment plant and landfill, machine shop, a hazardous waste treatment and storage facility at the Port of Redwood City, and a metal shredding facility.
- **Groundwater Threats, with a score of 99:** This tract contains several sites that have the potential to impact groundwater quality, including an asphalt manufacturing plant and land disposal site. Illegal dumping of hazardous levels of metals has also been reported in this tract.
- **Hazardous Waste, with a score of 99:** One hazardous waste site, a bus and coach company, is next door to the Mobile Home Parks, and a biotechnology company is down the street. Several other hazardous waste generators are located in the industrial area to the south of the Mobile Home Parks.
- **Solid Waste, with a score of 94:** The Mobile Home Parks are near the former Marsh Road Sanitary Landfill (now Bedwell Bayfront Park), as well as a few other waste disposal sites, including a junk removal business located in the industrial area to the south of the Mobile Home Parks.
- **Flooding and Sea Level Rise:** While not a metric reported by CalEnviroScreen, the Mobile Home Parks have experienced recent episodes of flooding, and this area is located within a special flood hazard area designated by the Federal Emergency Management Agency. Flooding is considered an environmental justice concern in part because it could mobilize underground contaminants, increasing potential environmental and health risks. In addition, the Our Coast, Our Future Hazard Map shows sea level risk risks, with this area inundated at 1.6 feet of sea level rise.
- **Extreme Heat:** Extreme heat is not a metric reported by CalEnviroScreen, but it can disproportionately impact vulnerable populations within EJ Communities. The San Mateo County Extreme Heat Dashboard indicates the Mobile Home Parks could have



approximately 40 days a year that exceed 90 degrees Fahrenheit. The tree canopy within Mobile Home Parks is also very minimal, with only some trees dispersed throughout the mobile homes, exacerbating extreme heat risks. Tree canopy data shows the tract the Mobile Home Parks community is located in only has 2% tree canopy coverage.<sup>8</sup>

### North Fair Oaks



North Fair Oaks is a census-designated place in eastern San Mateo County adjacent to Redwood City, Atherton, and Menlo Park. North Fair Oaks is a culturally diverse community and is home to many of Mexican descent, especially the state of Michoacán. There are three designated census tracts in North Fair Oaks: 6081610500 (northern North Fair Oaks), 6081610602 (central North Fair Oaks), and 6081610601 (western North Fair Oaks). CalEnviroScreen rankings for each census tract are provided later in Table 16. This community includes residential homes, commercial uses, and a concentrated number of industrial zoned parcels located in the northern part of North Fair Oaks, including auto body shops, industrial production businesses, and other industrial uses.

North Fair Oaks was originally part of a larger area known as Fair Oaks that included much of present-day Atherton, but when Menlo Park and Atherton incorporated in 1923, the area between the two communities that is now North Fair Oaks remained unincorporated. North Fair Oaks faced challenges throughout the twentieth century during the development of building codes and zoning

<sup>8</sup> U.S. Forest Service. 2018. “Urban Tree Canopy in California.” <https://www.fs.usda.gov/detailfull/r5/communityforests/?cid=fseprd647442>

regulations.<sup>9</sup> These challenges included securing public services, providing affordable housing, maintaining streets, and a lack of community services and facilities.<sup>10</sup> During the 1970s and 1980s, the community continued to experience challenges, including illegal disposal of garbage in public places, dilapidated rental housing, high rental rates, outdated sewage systems, and a lack of affordable housing. The North Fair Oaks Community Plan, approved in 1979, aimed to address some of these issues through the provision of low-density housing, low-interest housing loans to rehabilitate older homes, parking and street improvements, storm drain improvements, and garbage cleanup programs. Further progress came in 1990 with the establishment of the North Fair Oaks Community Council, which facilitated greater communication with the San Mateo County Board of Supervisors and helped establish the North Fair Oaks Clinic and an assistance program for low-income residents. The North Fair Oaks Community Plan was last updated in 2011.

### ***Socioeconomic Profile***

As shown in the above map, North Fair Oaks includes multiple block groups that largely align with the boundaries of the community. Tables 12 through 15 show the socioeconomic profile for these block groups. As shown by the tables, socioeconomic conditions vary across the block groups in which the North Fair Oaks community is located. Median household income ranges from \$52,597 to \$178,652 and unemployment ranges from less than 1 percent to 10.6 percent. Most block groups are majority Hispanic. The majority of households are married couples in all block groups.

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<sup>9</sup> San Mateo County. 2017. "History of North Fair Oaks." <https://www.smcgov.org/district-4/history-north-fair-oaks>.

<sup>10</sup> San Mateo County. 2017. "History of North Fair Oaks." <https://www.smcgov.org/district-4/history-north-fair-oaks>.

**Table 12: North Fair Oaks Socioeconomic Data**

Census Block Group	060816105.001	060816105.002	060816105.003	060816105.004	060816106.021	060816106.023	060816106.011	060816106.012	060816106.013
<b>Population</b>	999	1,502	890	1,346	831	1,769	2,135	1,648	2,014
<b>Median Household Income (Esri)</b>	\$52,597	\$105,230	\$100,465	\$163,282	\$126,812	\$178,652	\$62,795	\$129,611	\$64,258
<b>Medium Household Income (ACS)</b>	\$52,396	\$115,417	\$96,932	\$119,018	\$200,500	\$120,781	\$81,490	\$151,125	\$74,534
<b>Median Household Income (ACS Margin of Error)</b>	± \$33,237	± \$53,891	± \$43,640	± \$54,869	± \$64,399	± \$23,110	± \$36,129	± \$65,101	± \$50,920
<b>Renters (%)</b>	46.8%	52.2%	68.9%	39.7%	29.0%	40.6%	77.6%	65.0%	80.3%
<b>Homeowners (%)</b>	53.2%	47.8%	31.1%	60.3%	71.0%	59.4%	22.4%	35.0%	19.7%
<b>Median Age</b>	36.7	34.5	31.8	36.7	40.0	37.7	31.3	36.7	30.7
<b>Unemployment (%)</b>	8.4%	0.6%	4.4%	1.4%	3.4%	10.6%	1.8%	0.7%	6.3%

Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020).

**Table 13: North Fair Oaks Race and Ethnicity**

Census Block Group	White (non-Hispanic) (%)	Black or African American (non-Hispanic) (%)	American Indian and Alaska Native (non-Hispanic) (%)	Asian (non-Hispanic) (%)	Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)	Some Other Race (non-Hispanic) (%)	Two or More Races (non-Hispanic) (%)	Hispanic (%)
060816105.001	13.2%	<0.1%	<0.1%	1.5%	<0.1%	<0.1%	<0.1%	85.3%
060816105.002	2.1%	2.1%	<0.1%	0.4%	<0.1%	<0.1%	<0.1%	95.4%
060816105.003	11.5%	<0.1%	<0.1%	1.8%	<0.1%	<0.1%	1.0%	85.7%
060816105.004	18.4%	<0.1%	<0.1%	4.9%	<0.1%	<0.1%	0.4%	76.4%
060816106.021	69.1%	<0.1%	<0.1%	19.5%	<0.1%	<0.1%	5.6%	5.7%
060816106.023	22.0%	4.1%	0.5%	6.0%	<0.1%	2.5%	0.5%	64.4%
060816106.011	6.6%	0.5%	<0.1%	0.7%	<0.1%	<0.1%	<0.1%	92.2%
060816106.012	24.1%	3.7%	<0.1%	9.4%	<0.1%	<0.1%	7.6%	55.3%
060816106.013	4.8%	1.8%	<0.1%	8.4%	<0.1%	<0.1%	5.1%	79.9%

Source: American Community Survey 2020.



**Table 14: North Fair Oaks Educational Attainment**

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
060816105.001	44.4%	21.9%	21.6%	12.2%
060816105.002	40.8%	24.2%	11.0%	24.0%
060816105.003	21.0%	27.0%	25.0%	27.0%
060816105.004	30.1%	15.9%	16.1%	38.0%
060816106.021	32.3%	34.0%	20.3%	13.4%
060816106.023	15.3%	10.0%	29.4%	45.3%
060816106.011	38.3%	28.0%	27.8%	5.9%
060816106.012	23.6%	5.8%	20.1%	50.5%
060816106.013	32.4%	34.2%	20.4%	12.9%

Source: American Community Survey 2022.

**Table 15: North Fair Oaks Household Type**

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
060816105.001	40.0%	14.9%	13.6%	25.8%	5.8%
060816105.002	50.8%	12.4%	17.7%	12.4%	6.6%
060816105.003	52.3%	11.6%	17.4%	12.4%	6.2%
060816105.004	51.4%	8.9%	13.9%	16.9%	8.9%
060816106.021	55.4%	4.8%	8.3%	22.0%	9.6%
060816106.023	51.7%	7.4%	13.4%	19.6%	8.0%
060816106.011	47.8%	9.7%	21.5%	12.7%	8.4%
060816106.012	44.4%	8.0%	14.2%	25.6%	7.8%
060816106.013	43.3%	12.1%	24.3%	12.5%	7.8%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 16 summarizes the composite pollution burdens and all combined population characteristics, for each of the census tracts in North Fair Oaks. As described below, Census Tract 6081610601 only has one pollution indicator with a score at or above 75 percent; however, this census tract was included because it is considered part of the North Fair Oaks community.

**Table 16: North Fair Oaks CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
6081610500	75	64	75
6081610602	28	29	30
6081610601	59	44	64
Source: CalEnviroScreen 4.0.			

As shown in the table, there is a range of pollution burdens and population sensitivities across census tracts in North Fair Oaks. High level of exposure to household lead is found in all North Fair Oaks’ census tracts.

**Pollution and Hazard Indicators: Census Tract 6081610500**

This section identifies pollution and hazard indicators for Census Tract 6081610500 that scored at or above 75 percent.

- **Lead Exposure from Housing, with a score of 93:** This high ranking for lead exposure from housing is due to the census tract’s older housing stock and the high percentage of low-income families with children, who are more likely to live in an older home and more sensitive to the health effects of lead exposure.
- **Cleanup Sites, with a score of 85:** Four cleanup sites are located along the north and western corners of the tract: EICHROME, Price Club #409, KLIKLOK CO, and KS Mattson Property, some of which are sites of asbestos manufacturing.
- **Groundwater Threats, with a score of 92:** Three sites are known to pose groundwater threats: a metal plating shop, electroplating facility, and zinc plating line located near the northwestern edge of the tract.
- **Hazardous Waste, with a score of 91:** The tract contains two hazardous waste facilities along its southern boundary. Several more hazardous waste sites are within one block of the tract’s boundaries.
- **Solid Waste, with a score of 85:** The tract contains one solid waste facility, a composting facility at 766 Warrington Avenue. There is another facility at 2555 Bay Road along the tract’s boundary.

**Pollution and Hazard Indicators: Census Tract 6081610602**

This section identifies pollution and hazard indicators for Census Tract 6081610602 that scored at or above 75 percent.

- **Lead from Housing, with a score of 94:** As with the tract described above, this high ranking for lead exposure is due to the tract’s older housing stock.
- **Hazardous Waste, with a score of 75:** While this tract does not contain any hazardous waste facilities, there is one facility along the tract’s boundary and four more facilities within a few blocks of the tract boundary.

**Pollution and Hazard Indicators: Census Tract 6081610601**

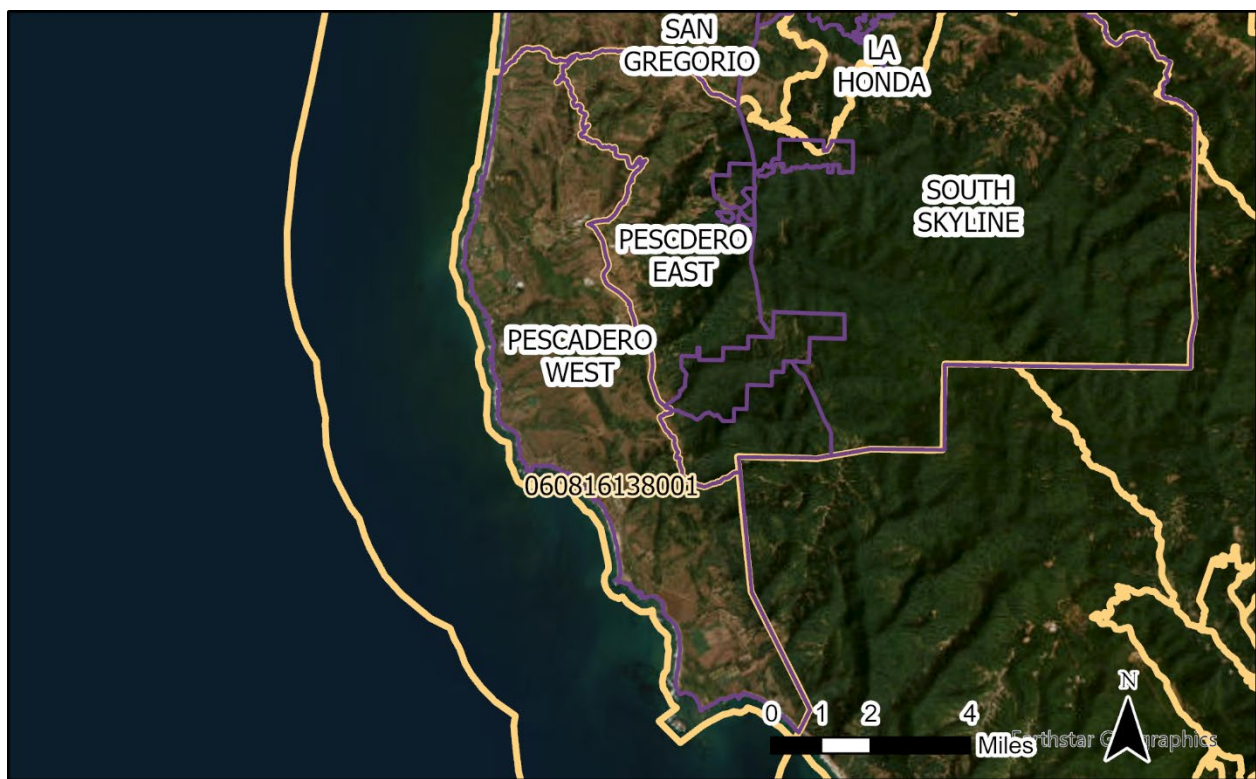
Only one pollution and hazard indicator scores at or above 75 percent in Census Tract 6081610601:

- **Lead from Housing, with a score of 91:** As with the tracts described above, this high ranking for lead exposure is due to the tract’s older housing stock and high percentage of low-income families with children.

**Pollution and Hazard Indicators: Extreme Heat**

Extreme heat is not a metric reported by CalEnviroScreen, but it can disproportionately impact vulnerable populations within EJ Communities. The San Mateo County Extreme Heat Dashboard indicates North Fair Oaks could have 48 days a year that exceed 90 degrees Fahrenheit. The tree canopy within North Fair Oaks is also very minimal, exacerbating extreme heat risks. Tree canopy data shows the tracts within North Fair Oaks only have 7% to 25% tree coverage, while the Atherton community to the south has 51% tree coverage.<sup>11</sup>

**Pescadero West**



Block Groups
  Unincorporated Communities

Pescadero West is an unincorporated community in southwestern San Mateo County along the Pacific coast. Pescadero West is known for farming, ranching, and tourism, as well as the nearby Pescadero Marsh wildlife refuge. Many Pescadero West residents are agricultural workers and are part of low-income households. The community also has many buildings that were constructed in the 19<sup>th</sup> century. Like many South Coast communities, Pescadero West residents have limited access to grocery stores, affordable housing, and health, transportation, flood control, sewage,

<sup>11</sup> U.S. Forest Service. 2018. “Urban Tree Canopy in California.” <https://www.fs.usda.gov/detailfull/r5/communityforests/?cid=fseprd647442>

educational, and recreational facilities and services.<sup>12</sup> The lack of adequate sewage treatment infrastructure in particular has prevented the construction of new housing.<sup>13</sup>

Farmworker housing can also be found throughout Pescadero West. This type of housing tends to have substandard living conditions due to the seasonal nature of the agricultural work. The County recently launched a task force aimed at improving living conditions for farmworkers. The task force has begun inspecting the farmworker housing units. It found that many of the units were unpermitted or that they have been modified without permits. Other issues include lack of septic systems and water supply/quality.

**Socioeconomic Profile**

As shown in the above map, Pescadero West is a coastal community that is situated in a single block group that aligns with the community. Tables 17 through 20 show the socioeconomic profile for Pescadero West. The block group has a median household income of \$91,340 and unemployment rate of 6.2 percent. Most residents rent their homes. Household types in the block group are primarily married couple households and householders living alone. Most residents identify as Hispanic or White and most residents have less than high school education.

**Table 17: Pescadero West Socioeconomic Data (Block Group 060816138.001)**

<b>Population</b>	827
<b>Median Household Income (Esri)</b>	\$91,340
<b>Medium Household Income (ACS)</b>	\$80,718
<b>Median Household Income (ACS Margin of Error)</b>	± \$44,518
<b>Renters (%)</b>	65.3%
<b>Homeowners (%)</b>	34.7%
<b>Median Age</b>	40.0
<b>Unemployment (%)</b>	6.2%
Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.	

**Table 18: Pescadero West Race and Ethnicity (Block Group 060816138.001)**

<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
39.9%	<0.1%	<0.1%	3.5%	<0.1%	6.2%	5.9%	44.5%
Source: American Community Survey 2020.							

<sup>12</sup> Silicon Valley Community Foundation. 2017. “San Mateo County’s Forgotten South Coast Residents.”

<sup>13</sup> Silicon Valley Community Foundation. 2017. “San Mateo County’s Forgotten South Coast Residents.”

**Table 19: Pescadero West Educational Attainment (Block Group 060816138.001)**

Less than High School (%)	High School Graduate (%)	Some College or Associate’s Degree (%)	Bachelor’s Degree or Higher (%)
59.6%	12.5%	4.8%	23.1%
Source: American Community Survey 2022.			

**Table 20: Pescadero West Household Type (Block Group 060816138.001)**

Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
40.7%	7.0%	12.3%	33.0%	7.0%
Source: Decennial Census 2020.				

**Community Environmental Justice Issues**

Table 21 summarizes the composite pollution burdens and all combined population characteristics for Pescadero West.

**Table 21: Pescadero West CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Percentile	Pollution Burden Percentile	Population Characteristics Percentile
6081613800	14	45	8
Source: CalEnviroScreen 4.0.			

While Pescadero’s overall pollution burden score is relatively low, the community exceeds the 75th percentile for three CalEnviroScreen pollution burden indicators. Pescadero West is also susceptible to flooding and sea level rise.

- Pesticides, with a score of 78:** Pescadero’s high levels of pesticide exposure are due to the significant amount of agricultural activity taking place in the area. CalEnviroScreen has identified that potassium n-methyldithiocarbamate, 1,3-dichloropropene, pcnb, daminozide, and chlorothalonil are the most frequently used pesticides in this tract.
- Drinking Water, with a score of 87:** Many Pescadero West residents use wells for drinking water. However, data reported in CalEnviroScreen shows that the community’s drinking water contains high levels of 1,2,3-Trichloropane; Cadmium; Hexavalent Chromium; and Haloacetic Acids. The community’s drinking water also scored high in Maximum Contaminant Level Violations and Lead and Copper Rule lead action level exceedances, and Total Coliform Rule Violations. Pescadero’s well water has also been found to contain high levels of nitrates, a fertilizer chemical known to contaminate drinking water in agricultural areas. In 1974, tests revealed that 41 percent of Pescadero West water sources had nitrate levels exceeding the State limit of 45 milligrams per liter, which is 4.5 times

today's limit of 10 milligrams per liter.<sup>14</sup> In 2010, a San Mateo County Times investigation found that two camps of farmworkers in Pescadero West had been drinking water with nitrate levels as high as 290 milligrams per liter of drinking water (mg/L), 29 times the EPA-deemed safe amount.<sup>15</sup> Many Pescadero West residents, businesses, and public facilities still rely on bottled water or go to Half Moon Bay or Santa Cruz to refill their drinking water supplies.<sup>16</sup> Pescadero Middle and High School have long relied on outside shipments of drinking water for students. Water shipments have not always proven sufficient to meet students' needs, especially during hot weather.<sup>17</sup>

- **Solid Waste, with a score of 93:** CalEnviroScreen identifies seven solid waste facilities in this census tract: Skyline Ridge IDS, La Honda, San Mateo County Memorial Park, Wheeler Farms Equine Waste Composting Op, Pescadero (Old), Pescadero Transfer Station, and Pescadero Solid Waste Disposal.
- **Flood Risk and Sea Level Rise:** While not a metric reported by CalEnviroScreen, portions of Pescadero West are located within the 100-year flood zone, and the community has a long history of flooding. In 2023, Pescadero West was hit with a series of three storms that led to flooding and resulted in a long-term power outage.<sup>18</sup> Some residents were without power for a week and families evacuated their homes. The series of storms exposed Pescadero West's weakness in road and power infrastructure.<sup>19</sup> Major floods were also recorded in 2000, 2009, 2010, and 2012. The main road into Pescadero West is often impassable after a major rainstorm, cutting off fire trucks and ambulances and causing school disruptions.<sup>20</sup> In addition to damage to and blocking of buildings and infrastructure, floodwaters may inundate local septic systems, resulting in raw sewage contamination in local wells.<sup>21</sup> Flooding can also mobilize other underground contaminants, increasing potential environmental and health risks. Homes in Pescadero West are also susceptible to sea level rise. Coastal erosion and storm wave impacts may damage homes located along the coast and estuarine flooding may make interior conditions unsuitable for living.<sup>22</sup> Sea

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<sup>14</sup> Scullion, G. "While Pescadero school waits for water, nitrate problem worsens nationwide." *Half Moon Bay Review*. Sep 7, 2022. [https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article\\_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html](https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html)

<sup>15</sup> Scullion, G. 2022, September 7. "While Pescadero school waits for water, nitrate problem worsens nationwide." *Half Moon Bay Review*. [https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article\\_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html](https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html).

<sup>16</sup> Scullion, G. 2022, September 7. "While Pescadero school waits for water, nitrate problem worsens nationwide." *Half Moon Bay Review*. [https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article\\_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html](https://www.hmbreview.com/news/while-pescadero-school-waits-for-water-nitrate-problem-worsens-nationwide/article_153b91ee-2eb7-11ed-8f50-ebc449bb90c0.html).

<sup>17</sup> Sierra, S. 2023, November 1. "San Mateo County schools' drinking water contaminated with nitrate." ABC 7 News. <https://abc7news.com/water-contamination-pescadero-middle-high-school-nitrate-chemicals/14000075/>.

<sup>18</sup> Silicon Valley Community Foundation. 2017. "San Mateo County's Forgotten South Coast Residents."

<sup>19</sup> CBS News. 2023. "Coastal community of Pescadero tested with repeated storms, flooding." <https://www.cbsnews.com/sanfrancisco/news/pescadero-san-mateo-coast-residents-tested-repeated-storms-flooding-atmospheric-river/>.

<sup>20</sup> The Daily Journal. 2023. "Pescadero flooded." [https://www.smdailyjournal.com/news/local/pescadero-flooded/article\\_eebd3880-917e-11ed-8b03-7b6cc58b5969.html](https://www.smdailyjournal.com/news/local/pescadero-flooded/article_eebd3880-917e-11ed-8b03-7b6cc58b5969.html).

<sup>21</sup> Silicon Valley Community Foundation. 2017. "San Mateo County's Forgotten South Coast Residents."

<sup>22</sup> County of San Mateo. 2023, January 11. "Pescadero Water Safety Information." <https://www.smcgov.org/ceo/pescadero-water-safety-information>.

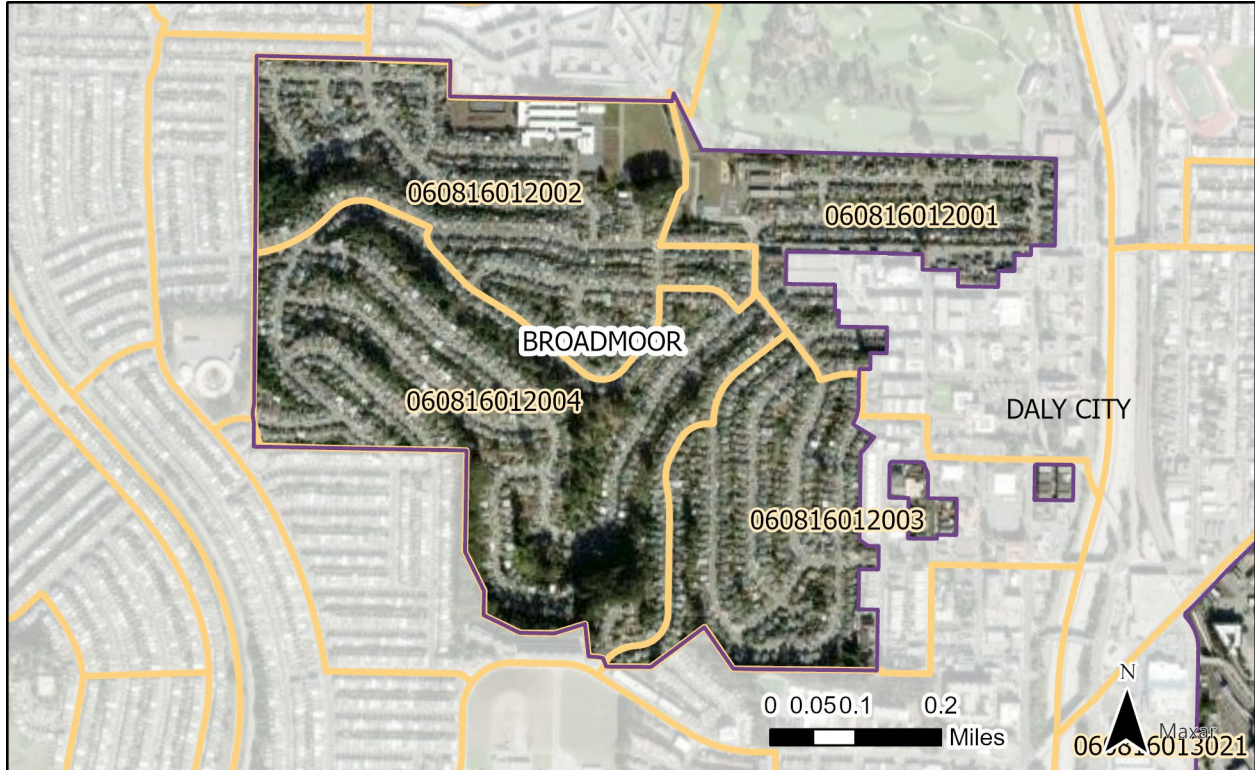
<sup>23</sup> County of San Mateo South Coast. 2022. "Sea Level Rise Vulnerability Assessment and Adaptation Report."



level rise could also damage critical facilities in this community, including the CAL FIRE station and the County’s Corporation Yard, which may cause disruption in emergency service. Flooding of Pescadero Creek and Butano Creek can also lead to interrupted transportation service along Pescadero Creek Road.<sup>23</sup>

## Environmental Justice Communities

### Broadmoor



 Block Groups

 Unincorporated Communities

 Incorporated Cities

Broadmoor is a census-designated place in northern San Mateo County. The community is an unincorporated island surrounded by Daly City. Development in Broadmoor is primarily residential.

### **Socioeconomic Profile**

As shown in the above map, Broadmoor is a small community located within larger block groups that include areas within Daly City. Tables 22 through 25 show the socioeconomic profile for the block groups, which vary across Broadmoor. Median household income in the block groups ranges from \$94,948 to \$131,387 and unemployment ranges from 1.1 percent to 11.3 percent. Rates of homeownership in the block groups range from 20.3 percent to 80 percent. Most block groups contain significant White, Asian, and Hispanic populations. Most residents in the block groups have obtained a high school diploma or higher education and most households are married-couple families.

<sup>23</sup> County of San Mateo South Coast. 2022. “Sea Level Rise Vulnerability Assessment and Adaptation Report.”

**Table 22: Broadmoor Socioeconomic Data**

<b>Census Block Group</b>	060816012.001	060816012.002	060816012.003	060816012.004
<b>Population</b>	2,627	1,050	1,613	1,456
<b>Median Household Income (Esri)</b>	\$94,948	\$99,067	\$131,387	\$129,896
<b>Medium Household Income (ACS)</b>	\$93,631	\$136,369	\$173,750	\$156,364
<b>Median Household Income (ACS Margin of Error)</b>	± \$22,527	± \$82,653	± \$84,636	± \$91,572
<b>Renters (%)</b>	79.7%	20.0%	36.6%	21.6%
<b>Homeowners (%)</b>	20.3%	80.0%	63.4%	78.4%
<b>Median Age</b>	35.2	47.7	38.6	42.5
<b>Unemployment (%)</b>	3.0%	1.1%	11.3%	4.9%
Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020).				

**Table 23: Broadmoor Race and Ethnicity**

<b>Census Block Group</b>	<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
060816012.001	14.8%	<0.1%	<0.1%	45.4%	<0.1%	<0.1%	2.1%	37.8%
060816012.002	24.9%	2.9%	<0.1%	38.9%	<0.1%	<0.1%	3.9%	29.4%
060816012.003	20.5%	2.2%	<0.1%	55.7%	<0.1%	<0.1%	9.5%	12.1%
060816012.004	20.3%	<0.1%	<0.1%	47.6%	<0.1%	<0.1%	2.2%	29.9%
Source: American Community Survey 2020.								

**Table 24: Broadmoor Educational Attainment**

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
060816012.001	12.5%	34.2%	25.9%	27.4%
060816012.002	11.0%	20.9%	35.4%	32.8%
060816012.003	1.5%	39.7%	25.8%	33.0%
060816012.004	1.6%	10.3%	38.0%	50.1%

Source: American Community Survey 2022.

**Table 25: Broadmoor Household Type**

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
060816012.001	51.8%	9.1%	14.6%	14.5%	10.1%
060816012.002	55.5%	5.4%	10.1%	21.8%	7.2%
060816012.003	51.4%	7.9%	15.8%	15.4%	9.5%
060816012.004	60.1%	5.4%	12.3%	18.3%	3.8%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 26 summarizes the composite pollution burdens and all combined population characteristics for Broadmoor.

**Table 26: Broadmoor CalEnviroScreen Percentile Scores**

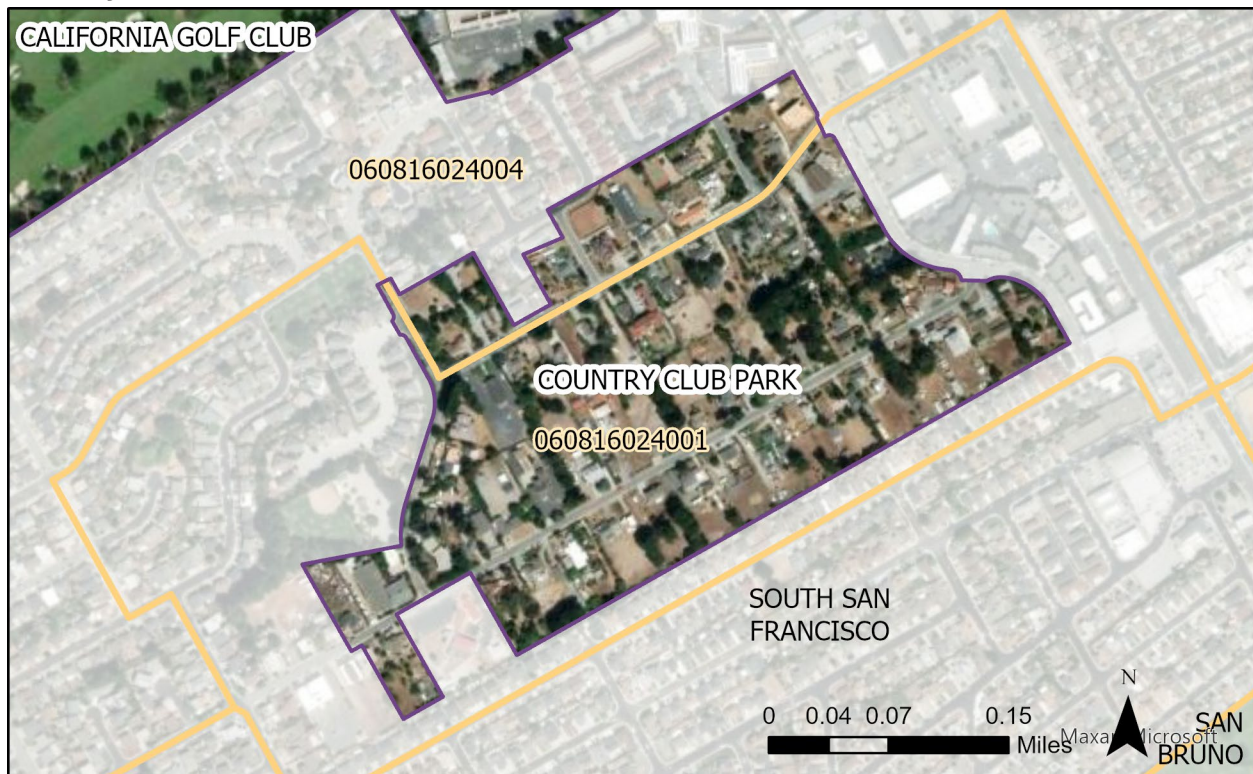
Census Tract	CalEnviroScreen 4.0 Percentile	Pollution Burden Percentile	Population Characteristics Percentile
060816012	58	40	66

Source: CalEnviroScreen 4.0.

While Broadmoor's overall pollution burden score falls below the 75th percentile, CalEnviroScreen has identified that the community exceeds the 75th percentile for three pollution burden indicators:

- **Traffic, with a score of 83:** This high traffic score is due to the community's proximity to Highway 280 and Highway 35, which border the tract. Portions of all Broadmoor block groups are within 1,500 feet of these freeways.
- **Lead from Housing, with a score of 80:** This high ranking for lead exposure from housing is due to the tract's older housing stock and high percentage of low-income families with children, who are more likely to live in an older home and more sensitive to the health effects of lead exposure.
- **Groundwater Threats, with a score of 83:** While there are not any sites that pose a threat to groundwater quality within this tract, there are seven such sites within a few blocks of the tract's boundaries, including gas stations, dry cleaners and former dry cleaners, printing operations, and auto body shops.

## Country Club Park



Block Groups

Unincorporated Communities

Incorporated Cities

Country Club Park is a small, unincorporated community in northern San Mateo County. It is an unincorporated island surrounded by the City of South San Francisco. Development in Country Club Park is primarily residential.

### **Socioeconomic Profile**

As shown in the above map, Country Club Park is located within two block groups that cover a larger area than the community. Tables 27 through 30 show the socioeconomic profiles of the block groups. Median household income in the block groups ranges from \$61,584 to \$106,789 and unemployment ranges from 3.3 percent to 10.8 percent. The block groups have significant White, Asian, and Hispanic populations and significant proportions of both married-couple households and householders living alone. Most residents in the block groups have obtained some form of college education.



**Table 27: Country Club Park Socioeconomic Data**

<b>Census Block Group</b>	060816024.001	060816024.004
<b>Population</b>	1,091	2,115
<b>Median Household Income (Esri)</b>	\$106,789	\$61,584
<b>Medium Household Income (ACS)</b>	\$124,926	\$76,712
<b>Median Household Income (ACS Margin of Error)</b>	± \$59,940	± \$17,733
<b>Renters (%)</b>	61.3%	47.2%
<b>Homeowners (%)</b>	38.7%	52.8%
<b>Median Age</b>	39.9	50.3
<b>Unemployment (%)</b>	10.8%	3.3%
Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.		



**Table 28: Country Club Park Race and Ethnicity**

<b>Census Block Group</b>	<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
060816024.001	42.1%	9.1%	<0.1%	34.7%	<0.1%	<0.1%	<0.1%	14.1%
060816024.004	17.5%	2.2%	<0.1%	55.8%	<0.1%	<0.1%	3.0%	21.5%

Source: American Community Survey 2020.

**Table 29: Country Club Park Educational Attainment**

Census Block Group	Less than High School (%)	High School Graduate (%)	Some College or Associate's Degree (%)	Bachelor's Degree or Higher (%)
060816024.001	3.7%	33.6%	24.5%	38.1%
060816024.004	12.7%	21.7%	36.5%	29.0%

Source: American Community Survey 2022.

**Table 30: Country Club Park Household Type**

Census Block Group	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
060816024.001	46.1%	6.4%	8.4%	28.9%	10.3%
060816024.004	44.9%	4.3%	10.5%	35.1%	5.2%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 31 summarizes the composite pollution burdens and all combined population characteristics for Country Club Park.

**Table 31: Country Club Park CalEnviroScreen Percentile Scores**

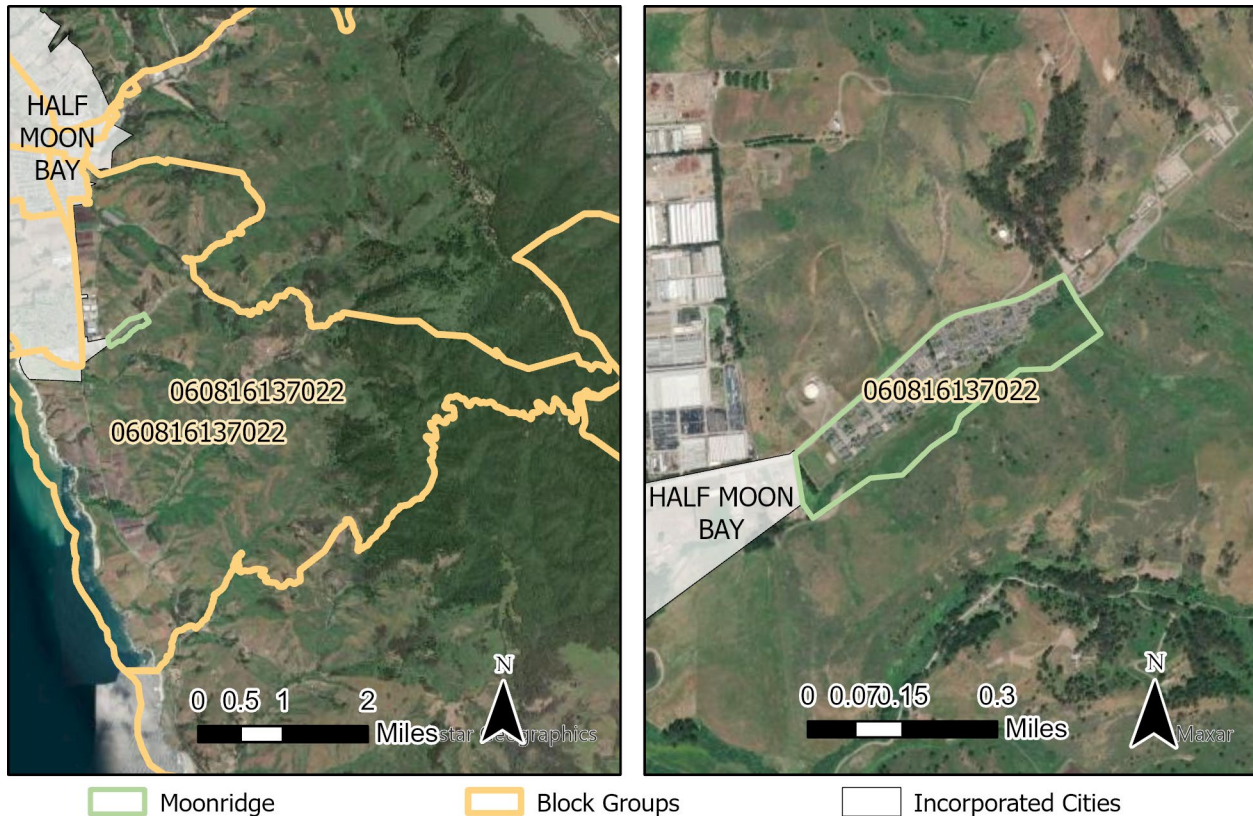
Census Tract	CalEnviroScreen 4.0 Percentile	Pollution Burden Percentile	Population Characteristics Percentile
060816024	63	64	55

Source: CalEnviroScreen 4.0.

While Country Club Park’s overall pollution burden score falls below the 75th percentile, CalEnviroScreen has identified that the community exceeds the 75th percentile for two pollution burden indicators:

- **Traffic, with a score of 90:** This high traffic score is due to the community’s proximity to Highway 82. About half of Country Club Park is within 1,500 feet of this highway.
- **Groundwater Threats, with a score of 94:** This tract contains three sites with the potential to impair groundwater quality. These sites are associated with the Golf Club of San Francisco and dry cleaning and automobile services. Additional sites lie along Highway 82, some of which are within a few blocks of the tract’s boundaries.

## Moonridge



Moonridge is an affordable housing development that contains 80 residential units and primarily serves the agricultural community. The opening of Moonridge, developed in two phases, was a major milestone in the County's continued effort to develop affordable housing for families on the San Mateo County coast. MidPen Housing coordinates several services at Moonridge, including classes provided by the College of San Mateo and early childhood development services from Head Start. The development also features a computer center funded by Intel and several community gardens that are tended by residents.

### **Socioeconomic Profile**

As shown in the above map, Moonridge is a small affordable housing development located within a large block group. Tables 32 through 35 show the socioeconomic conditions of the block group. The block group that Moonridge is part of has a median household income of \$74,548 and an unemployment rate of six percent. Most residents in this block group rent their homes and most households are either married couple families or householders living alone. The majority of the community in the block group identifies as Hispanic. The majority of the community in the block group has obtained some form of college education, with 41.6 percent attending some college or holding an associate's degree.

**Table 32: Moonridge Socioeconomic Data (Block Group 060816137.022)**

<b>Population</b>	1,758
<b>Median Household Income (Esri)</b>	\$74,548
<b>Medium Household Income (ACS)</b>	\$120,143
<b>Median Household Income (ACS Margin of Error)</b>	± 73,053
<b>Renters (%)</b>	70.2%
<b>Homeowners (%)</b>	29.8%
<b>Median Age</b>	34.2
<b>Unemployment (%)</b>	6.0%

Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.

**Table 33: Moonridge Race and Ethnicity (Block Group 060816137.022)**

<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
14.0%	<0.1%	<0.1%	<0.1%	<0.1%	<0.1%	1.3%	84.7%

Source: American Community Survey 2020.

**Table 34: Moonridge Educational Attainment (Block Group 060816137.022)**

<b>Less than High School (%)</b>	<b>High School Graduate (%)</b>	<b>Some College or Associate's Degree (%)</b>	<b>Bachelor's Degree or Higher (%)</b>
32.9%	25.5%	19.8%	21.8%

Source: American Community Survey 2022.

**Table 35: Moonridge Household Type (Block Group 060816137.022)**

<b>Married Couple Family (%)</b>	<b>Male Householder, No Spouse Present (%)</b>	<b>Female Householder, No Spouse Present (%)</b>	<b>Householder Living Alone (%)</b>	<b>Householder Not Living Alone (%)</b>
48.4%	7.9%	12.0%	25.0%	6.6%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 36 summarizes the composite pollution burdens and all combined population characteristics for Moonridge.

**Table 36: Moonridge CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Overall Percentile	Combined Pollution Burden Percentile	Combined Population Characteristics Percentile
060816137	19	29	17
Source: CalEnviroScreen 4.0.			

While Moonridge’s overall pollution burden score falls below the 75th percentile, CalEnviroScreen has identified that the community exceeds the 75th percentile for two pollution burden indicators. Moonridge is also susceptible to flooding.

- **Pesticides, with a score of 81:** The high level of pesticide exposure are due to the agricultural activity that takes place in the area.
- **Solid Waste, with a score of 91:** The Half Moon Bay Landfill is located nearby in the City of Half Moon Bay, on land owned by the County Parks Department. The landfill is currently closed. A May 2024 inspection declared that the landfill is still in adequate condition, though the inspector observed a lack of soil containment, categorization, and separation from public access.
- **Flooding:** While not a metric reported by CalEnviroScreen, the Moonridge community has experienced recent episodes of flooding. Major floods occurred in December 2022, resulting in damage to homes, resident displacement, and inability to reach work.<sup>24</sup> Flooding is also considered an environmental justice concern because it could mobilize underground contaminants, increasing potential environmental and health risks.

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<sup>24</sup> Bay City News. 2023, January 4. “Peninsula Group Aids Families Displaced by Storms.” *Patch*. <https://patch.com/california/sanmateo/peninsula-group-aids-families-displaced-storms>.

## Princeton



Princeton is an unincorporated community on the coast of San Mateo County just north of Half Moon Bay. Princeton has been a site of harbor activity and tourist destination since the early 1900s. It contains Pillar Point Harbor, San Mateo County’s largest harbor, a commercial fishing hub and site for outdoor recreation. Princeton also contains the Half Moon Bay Airport and Pillar Point Air Force Station. Pillar Ridge, a 227-space manufactured home community, is also located within Princeton along Airport Street. There are two auto repair shops near Pillar Ridge and this community is generally isolated from community services.

### **Socioeconomic Profile**

As shown in the above map, Princeton is a coastal community situated within a larger block group. Tables 37 through 40 show the socioeconomic profile of the block group. The block group has a median household income of \$79,377 and unemployment rate of less than one percent. Most residents in the block group in which Princeton is a part of own their own homes; however, manufactured homeowners in Pillar Ridge rent the land on which their manufactured home is situated. Most households in the block group are married couple families, though there is also a significant proportion of single householders. Most residents in the block group identify as Hispanic and many have less than high school education.



**Table 37: Princeton Socioeconomic Data (Block Group 060816136.003)**

<b>Population</b>	993
<b>Median Household Income (Esri)</b>	\$79,377
<b>Medium Household Income (ACS)</b>	\$78,611
<b>Median Household Income (ACS Margin of Error)</b>	± \$62,840
<b>Renters (%)</b>	15.9%
<b>Homeowners (%)</b>	84.1%
<b>Median Age</b>	32.2
<b>Unemployment (%)</b>	<0.1%

Source: Decennial Census 2020; American Community Survey 2020; Esri Demographics 2018, 2020.

**Table 38: Princeton Race and Ethnicity (Block Group 060816136.003)**

<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
15.0%	<0.1%	1.9%	1.4%	<0.1%	<0.1%	8.8%	72.9%

Source: American Community Survey 2020.

**Table 39: Princeton Educational Attainment (Block Group 060816136.003)**

<b>Less than High School (%)</b>	<b>High School Graduate (%)</b>	<b>Some College or Associate's Degree (%)</b>	<b>Bachelor's Degree or Higher (%)</b>
66.3%	9.2%	10.2%	14.3%

Source: American Community Survey 2022.

**Table 40: Princeton Household Type (Block Group 060816136.003)**

<b>Married Couple Family (%)</b>	<b>Male Householder, No Spouse Present (%)</b>	<b>Female Householder, No Spouse Present (%)</b>	<b>Householder Living Alone (%)</b>	<b>Householder Not Living Alone (%)</b>
52.7%	6.2%	15.1%	19.4%	6.6%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 41 summarizes the composite pollution burdens and all combined population characteristics for Princeton.

**Table 41: Princeton CalEnviroScreen Percentile Scores**

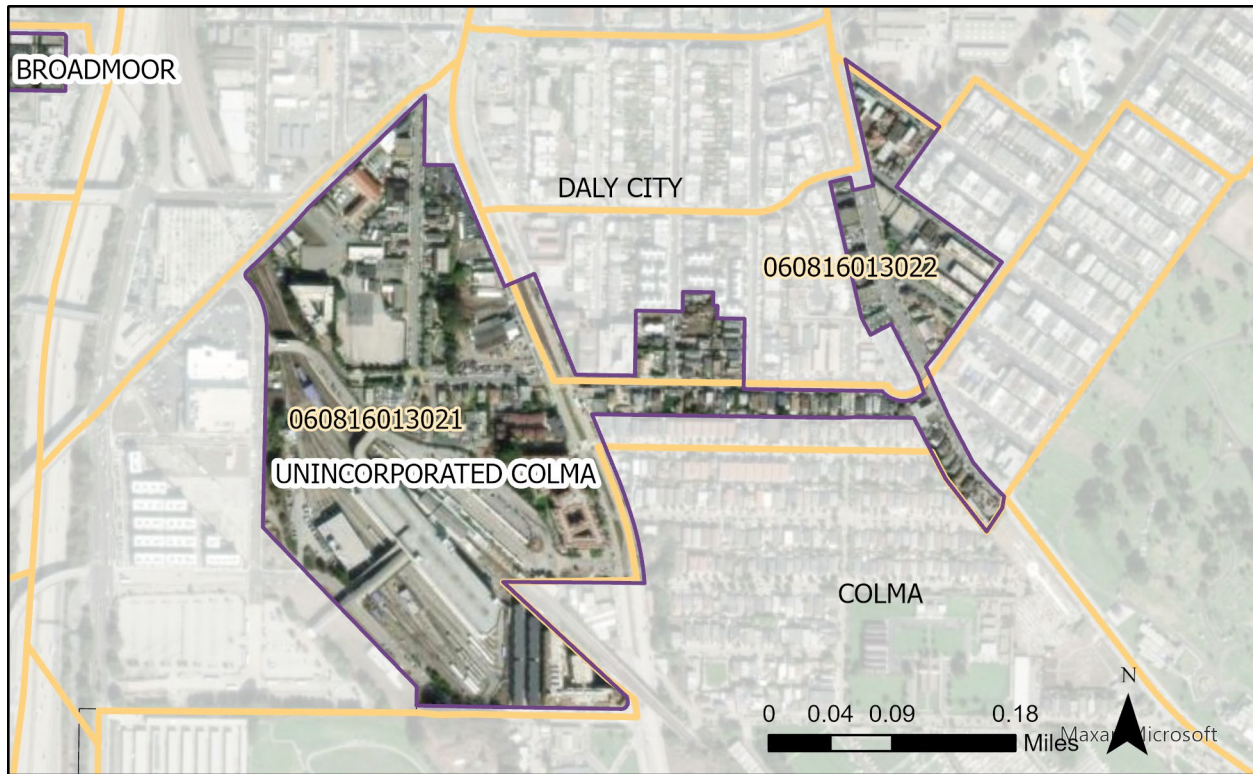
Census Tract	CalEnviroScreen 4.0 Percentile	Pollution Burden Percentile	Population Characteristics Percentile
060816136	11	14	15
Source: CalEnviroScreen 4.0.			

While Princeton’s overall pollution burden score falls below the 75th percentile, CalEnviroScreen has identified that the community exceeds the 75th percentile for one pollution burden indicator. Princeton is also susceptible to flooding and sea level rise.

- Pesticides, for which the tract scores 83:** This high pesticide score is likely due to agricultural activity in the area and use of pesticides on San Mateo County Parks lands. According to CalEnviroScreen, the pesticides with the highest rates of use in the tract are potassium n-methyldithiocarbamate, 1,3-dichloropropene, pcnb, chlorothalonil, and bentazon.
- Flooding and Sea Level Rise:** While not a metric reported by CalEnviroScreen, there is a potential for flooding and sea level rise in Princeton. Parts of Princeton are located in the 100- and 500-year flood zones. Flooding can mobilize underground contaminants, increasing potential environmental and health risks. There are also concerns of shoreline erosion. The County is currently working on a project called “Plan Princeton,” which will update the land use plan for Princeton while considering coastal access and potential solutions to shoreline erosion.
- Poor Water Quality:** Since 2002, beaches in Pillar Point Harbor have been on the 303(d) list for impairment from elevated levels of indicator bacteria. Poor water quality due to bacteria has persisted over the years and bacteria densities in the waters of the beaches have exceeded the numeric water quality objectives for Enterococcus, which are types of bacteria that indicate the potential for fecal contamination in marine waters. High levels of Enterococcus suggest the presence of pathogenic organisms that are found in the waste of humans and warm-blooded animals (e.g., cows, horses, dogs and wildlife). These pathogens pose potential health risks to people who swim in contaminated waters and may also adversely affect marine animals.<sup>25</sup>

<sup>25</sup> California Water Boards. 2022. “Pillar Point Harbor and Venice Beach Bacteria TMDL.” [https://www.waterboards.ca.gov/rwqcb2/water\\_issues/programs/TMDLs/PPH\\_TMDL.html](https://www.waterboards.ca.gov/rwqcb2/water_issues/programs/TMDLs/PPH_TMDL.html).

## Unincorporated Colma



Unincorporated Colma is the unincorporated portion of the Town of Colma, located in northern San Mateo County. Unincorporated Colma is just north of the Town of Colma and south of Daly City. It contains the Colma BART Station, two elementary schools, the Colma Fire Station #85, a portion of El Camino Real, and small residential and commercial developments. There is a large cemetery located in the Town of Colma, near this unincorporated area. A grouping of car dealerships and auto repair shops are also located near the community, within the Town of Colma.

### ***Socioeconomic Profile***

As shown in the above map, Unincorporated Colma is a small community that falls within two block groups that extend to a larger area beyond the community. Tables 42 through 45 show the socioeconomic profile of the block groups. Median household income in the block groups ranges from \$63,305 to \$63,742 and unemployment ranges from 4.2 percent to 10 percent. The majority of residents in the block groups identify as Asian or Hispanic. Levels of educational attainment are fairly equally distributed in the block groups.

**Table 42: Unincorporated Colma Socioeconomic Data**

<b>Census Block Group</b>	060816013.021	060816013.022
<b>Population</b>	2,765	1,864
<b>Median Household Income (Esri)</b>	\$63,305	\$63,742
<b>Medium Household Income (ACS)</b>	\$57,321	\$146,154
<b>Median Household Income (ACS Margin of Error)</b>	± \$36,946	± \$62,791
<b>Renters (%)</b>	85.5%	51.2%
<b>Homeowners (%)</b>	14.5%	48.8%
<b>Median Age</b>	34.8	35
<b>Unemployment (%)</b>	4.2%	10.0%
Source: Decennial Census 202); American Community Survey 2020; Esri Demographics 2018, 2020.		

**Table 43: Unincorporated Colma Race and Ethnicity**

<b>Census Block Group</b>	<b>White (non-Hispanic) (%)</b>	<b>Black or African American (non-Hispanic) (%)</b>	<b>American Indian and Alaska Native (non-Hispanic) (%)</b>	<b>Asian (non-Hispanic) (%)</b>	<b>Native Hawaiian and Other Pacific Islander (non-Hispanic) (%)</b>	<b>Some Other Race (non-Hispanic) (%)</b>	<b>Two or More Races (non-Hispanic) (%)</b>	<b>Hispanic (%)</b>
060816013.021	8.3%	0.3%	<0.1%	45.8%	<0.1%	<0.1%	11.2%	34.3%
060816013.022	3.7%	5.8%	0.08%	51.7%	<0.1%	<0.1%	7.9%	30.1%

Source: American Community Survey 2020.



**Table 44: Unincorporated Colma Educational Attainment**

Census Block Groups	Less than High School (%)	High School Graduate (%)	Some College or Associate’s Degree (%)	Bachelor’s Degree or Higher (%)
060816013.021	20.5%	23.1%	27.8%	28.7%
060816013.022	22.0%	18.4%	26.9%	32.7%

Source: American Community Survey 2022.

**Table 45: Unincorporated Colma Household Type**

Census Block Groups	Married Couple Family (%)	Male Householder, No Spouse Present (%)	Female Householder, No Spouse Present (%)	Householder Living Alone (%)	Householder Not Living Alone (%)
060816013.021	43.4%	8.7%	18.3%	18.4%	11.2%
060816013.022	49.7%	10.1%	16.7%	13.5%	9.9%

Source: Decennial Census 2020.

**Community Environmental Justice Issues**

Table 46 summarizes the composite pollution burdens and all combined population characteristics for unincorporated Colma.

**Table 46: Unincorporated Colma CalEnviroScreen Percentile Scores**

Census Tract	CalEnviroScreen 4.0 Percentile	Pollution Burden Percentile	Population Characteristics Percentile
060816013	63	48	68

Source: CalEnviroScreen 4.0.

While unincorporated Colma’s overall pollution burden score falls below the 75th percentile, CalEnviroScreen has identified that the community exceeds the 75th percentile for two pollution burden indicators:

- **Diesel Particulate Matter, with a score of 81**
- **Traffic, with a score of 79**

The high scores for both diesel particulate matter and traffic are likely due to the tract’s proximity to Highway 280 and Highway 82. Unincorporated Colma is within 1,500 feet of both of these highways and is thus highly exposed to their environmental and health impacts. This community is also located near a large cemetery which can have environmental impacts, including groundwater and soil contamination. The nearby dealerships may also negatively impact the environment through air and water pollution that comes from any auto repair shops, in addition to any hazardous waste.