



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

ENVIRONMENTAL SERVICES AGENCY

DATE: September 5, 2006
BOARD MEETING DATE: October 17, 2006
SPECIAL NOTICE/HEARING: 10 day published notice
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors
FROM: Marcia Raines, Director, Environmental Services Agency
SUBJECT: Midcoast Local Coastal Program (LCP) Update Project

RECOMMENDATION

1. Approve the main project resolution, including Exhibits A-T, that amend the Local Coastal Program (LCP) and enact County policy resulting from the Midcoast LCP Update Project (Attachment A).
2. Approve a set of ordinances that amend the Zoning Regulations (LCP Implementation Program) to carry out the policy changes resulting from the Midcoast LCP Update Project (Attachment B).
3. Approve a second project resolution and a set of ordinances that amend the LCP and Zoning Regulations to prohibit certain incompatible land uses from locating in the Midcoast project area (Attachment C).

VISION ALIGNMENT

Commitment: Redesign our urban environment to increase vitality and reduce congestion. Preserve and provide access to our natural environment.

Goals: (12) Land use decisions consider transportation, infrastructure demand and environmental impacts. (13) The boundary between open space and development is fixed to protect the quality of the natural environment.

The project contributes to these commitments and goals, particularly the actions that lower the Midcoast growth rate limit; (2) authorize a substandard lot merger process;

(3) preserve opportunities for neighborhood commercial uses; (4) promote inter-agency collaboration to improve roadway level of service and increase water supply capacity; and (5) strengthen water runoff controls to reduce environmental degradation.

BACKGROUND

The Board has held nine meetings to consider the Midcoast LCP Update Project. This project is primarily intended to update LCP baseline data and land use policy to guide future Midcoast development.

In April, 2005, the Board appointed a subcommittee (Supervisors Gordon and Hill) to develop set of Midcoast planning principles and recommend policy changes that align with the principles.

On March 14, 2006, the Board of Supervisors took tentative action on all but the following four project topics:

- Residential uses in the C-1 District
- Zoning controls at Burnham Strip
- Incompatible uses in the Midcoast RM-CZ and PAD Districts
- Surface runoff and drainage

The Board requested that the Subcommittee reevaluate these topics and revise its recommendation as necessary.

In addition, the Board requested that the Subcommittee review a request from Big Wave LLC that would allow an office complex to receive priority use reserved water capacity if it financially subsidized a facility for developmentally disabled residents.

The Subcommittee's responses to these requests are discussed in this report. In addition, the proposed resolutions and ordinances to carry out the project policy changes are attached.

KEY ISSUES

A. Final Action on Project

This section briefly describes each policy change being considered for final approval and references the proposed implementing resolution or ordinance.

1. **RESIDENTIAL BUILDOUT ESTIMATE**

Buildout is the planned end point in a community's growth when all land that has been designated for development has been developed. There are 3,719 existing Midcoast residential units, and at buildout, there will be between 6,757 and 7,153 units. Thus, the Midcoast is approximately half built out.

The Board tentatively approved to:

- a. Accept the updated estimate of Midcoast residential buildout.
- b. Develop a program to identify the number of un-permitted second units and facilitate their legalization without punitive fines.

The final approval actions are included in the main project Resolution (Attachment A) on p. 25 and Exhibits A and B (p. 34-36).

2. INFRASTRUCTURE DEMAND AT BUILDOUT

a. Coastside County Water District

Coastside County Water District’s existing normal year water supply capability would satisfy approximately 91% of the annual average residential demand at buildout for the Midcoast area it serves.

b. Montara Water and Sanitary District

Montara Water and Sanitary District’s existing normal year water supply capability would satisfy approximately 64% of the annual average residential demand at buildout for the Midcoast area it serves.

c. Sewer Authority Midcoastside

Sewer Authority Midcoastside’s (SAM’s) existing Midcoast treatment capacity would satisfy the Midcoast demand for wastewater treatment at buildout. SAM has undertaken major tank and pump station improvements to accommodate wet weather flow.

d. Transportation Authority

The projected (2010) Level of Service (LOS) measures for the most congested segments of Highways 1 and 92 during the peak afternoon commute hours are shown below:

ROADWAY SEGMENT	LOS
Highway 92 (1 to 280)	LOS “F”
Highway 1 (Miramontes to El Granada)	LOS “F”
Highway 1 (El Granada to Montara)	LOS “E”
Highway 1 (Montara to Pacifica)	LOS “F”
Highway 1 (Pacifica to San Francisco)	LOS “F”

To provide a more accurate estimate of Midcoast infrastructure capacity and promote inter-agency coordination to improve service levels and increase water supply capacity, the Board tentatively approved to:

- a. Accept the updated infrastructure data.
- b. Complete the in-progress Midcoast Groundwater Study, and evaluate the need for policy changes based on the report.
- c. Support the water districts' efforts to secure water supply sources, and apply for facility expansion to serve the Midcoast at buildout, i.e. Phase 2.
- d. Reserve water capacity for Midcoast residential wells that have failed, as deemed by the Environmental Health Division, equivalent to 40 residential water hookups (20 hookups for each water district). A description of the recommended implementation method is included as Attachment D.
- e. Coordinate with Half Moon Bay and the Transportation Authority (TA) to propose projects that will improve Highway 1 level of service at buildout. The process would specify improvements that could include adding new travel lanes, reconfiguring lanes, or providing acceleration/deceleration lanes, signals at major intersection and turn pockets.

The final approval actions are included in the main project Resolution (Attachment A) on p. 26 and Exhibits C, D and E (p. 37-56).

3. **RESIDENTIAL GROWTH RATE LIMIT**

The LCP limits Midcoast residential growth to 125 units per year. Limiting the growth rate allows new development to proceed gradually and not overburden infrastructure. Affordable housing and second units are exempt from the annual limit.

The Board tentatively approved to:

- a. Reduce the annual limit from 125 to 75 residential units per year, i.e. 40%.
- b. Eliminate the provision authorizing an increase to 200 units per year.
- c. Apply the annual limit to each unit, not each building permit.
- d. Add an exemption for residential units occupied by disabled persons and their caretakers (not to exceed 50 units per year).

The Subcommittee has revised its recommendation regarding the exemption for units occupied by disabled persons (d. above). Specifically, the Subcommittee

recommends that this not be considered as part of the Midcoast LCP Update Project, but rather when the Big Wave project being reviewed.

If the Board concurs with this change, the final approval actions are included in the main project Resolution (Attachment A) on p. 27 and Exhibit F (p. 57).

4. **MERGE RESIDENTIAL SUBSTANDARD LOTS**

Most of the Midcoast was originally subdivided into residential tracts made up of 2,500 sq. ft. to 3,500 sq. ft. lots, smaller than the County's lowest minimum parcel size requirement of 5,000 sq. ft.

Local government may merge contiguous lots in common ownership into a single parcel if at least one lot is vacant and at least one lot is smaller than 5,000 sq. ft. in area. Property owners can also merge their lots voluntarily, although this typically occurs only when there is an incentive, i.e. a benefit would result.

There are 4,899 residentially zoned substandard lots in the project area; 3,294 lots constitute 1,604 developed parcels and 1,605 lots constitute 870 vacant parcels. Of the 870 vacant parcels, 271 occur as one lot, while 599 parcels include lots that can be merged.

To maintain the planned Midcoast development density, not exceed buildout, and avoid unanticipated units, the Board tentatively approved to:

- a. Authorize a two-phased lot merger process whereby incentives are offered for voluntary merger of residentially zoned substandard lots during an 18-month Phase 1 period, followed by mandatory merger during Phase 2. Lot merger would apply to contiguous lots that are in common ownership and less than 4,500 sq. ft. in area. Merged lots would be combined up to 5,000 sq. ft. or the applicable zoning minimum parcel size.
- b. Exclude substandard lots located in the CalTrans' Devil's Slide bypass property.
- c. Direct Planning staff to coordinate with the County Assessor during Phase 1 to identify when any lot eligible for merger changes ownership such that it is no longer eligible for merger. Automatic shift to Phase 2 would occur if more than three such ownership changes occur.

The final approval actions are included in the main project Resolution (Attachment A) on p. 27, Exhibit G (p. 58), S-17 District Ordinance (Attachment B - p. 93), S-94 District Ordinance (p. 96), and S-105 District Ordinance (p. 99).

5. **RESIDENTIAL USES IN THE C-1 DISTRICT**

The C-1 district primarily provides for neighborhood retail businesses, but allows

residential uses subject to a use permit. There is no requirement for commercial uses on the first floor.

On March 14, 2006, the Subcommittee recommended that the Board: (a) preclude residential use on the first floor, (b) allow residential floor area to exceed commercial floor area, and (c) reduce the building height limit.

The Board requested that the Subcommittee (1) review other unincorporated area zoning regulations regarding residential floor area, and (2) consider requiring Design Review Committee review of mixed use development.

In response, the C-1/NFO (North Fair Oaks), C-1/WMP (West Menlo Park) and CCR (Coastside Commercial Recreation) zoning district regulations require that:

- a. Residential units locate above the first floor, and
- b. Residential floor area not exceed the commercial floor area.

To increase opportunities for affordable housing, the Subcommittee has revised its recommendation to require that residential floor area not exceed commercial floor area unless the additional residential floor area is developed as affordable housing.

The Subcommittee also revised its recommendation to require Coastside Design Review Committee review for mixed use (commercial/residential) development.

If the Board concurs with these changes, the final approval actions are included in the C-1 District Ordinance (Attachment B - p. 102), S District Ordinance (p. 104), and DR District Ordinance (p. 139).

6. **RESIDENTIAL USES IN THE W DISTRICT**

The W district primarily provides for uses that support commercial fishing and recreational boating. It also allows caretaker's quarters that may serve a live-work or security function. The number of caretaker's quarters is limited to 20% of the developed parcels. The units may not exceed 35% of the building floor area, up to 750 sq. ft.

The Board tentatively approved to:

- a. Increase the permitted number of caretaker's quarters from 20% to 25% of the developed parcels.
- b. Prohibit caretaker's quarters on nonconforming parcels.
- c. Continue the existing floor area limits for caretaker's quarters.

The final approval actions are included in the W District Ordinance (Attachment B - p. 114).

7. RESIDENTIAL USES AT THE BURNHAM STRIP

The “Burnham Strip” is an approximately 14-acre, generally open area between Highway 1 and El Granada that is currently zoned COSC (Coastside Open Space Conservation). It is comprised of eleven parcels; two developed and nine vacant. The COSC district provides for low intensity development which preserve the visual and open characteristics of the land. The key project issue involved whether one-story single-family residences should continue as a permitted use.

On March 14, 2006, the Subcommittee recommended that the Board enact a new El Granada Gateway (EG) zoning district that would allow generally low intensity development, including one-story single-family residences on parcels that are smaller than one acre or do not front Highway 1. House floor area would be limited to 2,650 sq. ft. and house location would be farthest from Highway 1.

The Board of Supervisors requested that the Subcommittee:

- a. Consider the San Mateo County Harbor District’s request that its Burnham Strip land retain collateral value.
- b. Consider additional methods to retain open space.

The Committee for Green Foothills has submitted a letter (Attachment E) requesting that vegetative stormwater treatment systems and underground stormwater storage facilities be permitted at the Burnham Strip.

a. Harbor District Request

The Subcommittee’s March 14, 2006 proposal has the effect of prohibiting a single-family residence on a 6.2-acre property owned by the San Mateo County Harbor District. The District indicates that allowing a residential use here gives the property added value and hence, preserves its ability to secure loans.

The Subcommittee has revised its recommendation to allow single-family residence on all Burnham Strip parcels. The Subcommittee continues to recommend that house floor area be limited to 2,650 sq. ft., house height limited to one story, and house location be farthest from Highway 1.

b. Open Space

The Burnham Strip's 14 acres are predominantly vacant. There are two developed parcels, one with a 2,873 sq. ft. school, and the other with a 2,540 sq. ft. house.

If the remaining parcels were developed with 2,650 sq. ft. houses, total building area for the 14-acre Burnham Strip would be 29,263 sq. ft. (0.67 acres). This equates to 4.8% building coverage and 95.2% open space at buildout.

c. Committee for Green Foothills Request

Stormwater flood prevention has been identified as a key communitywide issue. Drainage system improvements, including infiltration, bio-filters and detention basins can be effective to avert flooding.

The Subcommittee has revised its recommendation to allow ground level vegetation devices at the Burnham Strip to filter, reduce the velocity of, or absorb Midcoast stormwater. It also proposes allowing underground storage or detention facilities for stormwater.

d. Design Review Committee Review

The Subcommittee additionally recommends that new residential development at the Burnham Strip require review by the Coastside Design Review Committee. This is consistent with the proposed requirements for Design Review Committee review of residential development in the Midcoast C-1, PAD, and RM-CZ zoning districts.

The Subcommittee's complete recommendation is to:

a. Enact the El Granada Gateway (EG) zoning district and rezone the "Burnham Strip" to EG/DR (El Granada Gateway/Design Review).

b. Allow the following uses in the EG district subject to use permit approval:

- Parks
- Linear Parks and Trails
- Open Field Cultivation of Plants for Ornamental Purposes
- Outdoor Recreation Areas
- Outdoor Athletic Facilities
- Interpretive Centers
- Community Centers
- Outdoor Art Centers
- Temporary Outdoor Performing Arts Centers
- Temporary Outdoor Showgrounds and Exhibition Facilities

- Temporary Outdoor Sales
 - Urban Roadside Stands
 - Vegetative Stormwater Treatment Systems
 - Single-Family Residences
- c. Limit house floor area to 2,650 sq. ft.
- d. Require that an exterior house wall be located not more than 20 feet from the property line farthest from Highway 1.
- e. Require Design Review Committee review for residential development.
- f. Require that all buildings be screened with sufficient landscaping to obscure and soften their appearance when viewed from Highway 1.
- g. Limit the height of all buildings to one story, not to exceed 16 feet.

The Subcommittee believes that this approach facilitates low intensity uses, preserves the area's openness, protects views, and assures legal adequacy.

If the Board concurs with these changes, the final approval actions are included in the EG District Ordinance (Attachment B - p. 120), COSC to EG District Rezoning Ordinance (p. 127), and DR District Ordinance (p. 134).

8. **INCREASING COMMERCIAL AND EMPLOYMENT OPPORTUNITIES**

The Midcoast is primarily a residential community with more housing than jobs. This contributes to traffic congestion during commute hours. Increasing commercial opportunities can create local jobs, reduce the jobs-housing imbalance and associated traffic congestion, and increase the local tax base.

The Board tentatively approved to:

- a. Revise the W district regulations (Inland Area only) at Princeton to permit the following uses:
- Research and Development (\leq 10,000 sq. ft. floor area per firm)
 - Wholesale Sales (\leq 10,000 sq. ft. indoor floor area per firm)
 - Offices (\leq 5,000 sq. ft. floor area per firm)
 - Retail Sales (\leq 3,000 sq. ft. floor area per firm, except for goods made on-site)
 - Construction and Maintenance Trades and Services
 - Artist's Studios
- b. Enact a new Airport Commercial (AC) zoning district that would allow the following uses:

- Indoor and Outdoor Retail Sales, Rental or Repair Establishments
 - Outdoor Retail Sales, Rental or Repair Establishments
 - Food and Beverage Stores
 - Personal Convenience Service Establishments
 - Restaurants
 - Food Establishments Specializing in Carry-Out or Delivery Service
 - Administrative, Professional and Business Offices
 - Financial Institutions
 - Medical and Dental Offices
 - Outdoor Sports Facilities
- c. Rezone the following two sites at Half Moon Bay Airport from M-1 to AC:
- (1) 23 acres fronting Highway 1 in the northeast Airport area.
 - (2) 9 acres fronting Capistrano Road in the southeast Airport area.
- d. Postpone final approval of the above amendments until the “Airport Layout Plan” portion of the Half Moon Bay Airport Master Plan, and the ALUC safety zone evaluation to reduce aircraft accident risk are complete.

The final approval actions are included in the main project Resolution (Attachment A) on p. 31 and Exhibits S and T (p. 90-91).

9. **DEVELOPMENT CONTROLS IN THE AO DISTRICT**

The Airport Overlay (AO) zoning district affects property located near Half Moon Bay Airport. The AO district regulations provide an “extra margin of safety” by limiting the concentration of people at the end of the runway. The AO regulations limit the type and intensity of development otherwise permitted in the underlying Waterfront (W) district. The key project issues involved whether the existing AO district boundaries and use intensity limits were appropriate.

The Board tentatively approved to:

- a. Revise the W/AO district boundary to align with the FAA and ALUC protection zones, and rezone the area outside this boundary from W/AO to W.
- b. Amend the AO district use intensity limit from three persons per site to one person per 1,667 sq. ft. of parcel area (i.e. three persons per 5,000 sq. ft).
- c. Postpone final approval of these amendments until the “Airport Layout Plan” of the Airport Master Plan and the ALUC safety zone evaluation are complete.

- d. After the “Airport Layout Plan” is complete, consider whether to request that the FAA and ALUC delineate the approach protection zones based on the “displaced threshold,” rather than the physical end of the runway.

The final approval action is included in the main project Resolution (Attachment A) on p. 31-32.

10. **MIDCOAST TRAFFIC MITIGATION REQUIREMENTS**

Requiring traffic mitigation measures assures that new development contributes to the cost of road improvements and improved service levels. The County requires mitigation fees from new development for local road and drainage improvements. In addition, the City/County Association of Governments (C/CAG) requires that local jurisdictions mitigate traffic impacts on designated roads resulting from large-scale development (>100 peak hour trips). This can involve requiring fees or Transportation Demand Measures (TDMs), e.g. shuttle service, subsidizing transit for employees, charging for parking, etc.

The Board tentatively approved to:

- a. Retain the existing mitigation fee requirements.
- b. In addition to the C/CAG requirements, require TDMs from new development that generates more than 50 peak hour trips.
- c. Study expanding shuttle bus service to the Bayside.

The final approval action is included in the main project Resolution (Attachment A) on p. 27.

11. **DEVELOPMENT CONTROLS IN THE RM-CZ and PAD DISTRICT**

The Midcoast includes lands zoned RM-CZ (Resource Management-Coastal Zone) or PAD (Planned Agricultural District) that are intended for very low density development. Timber harvesting and oil and gas exploration are permitted in the RM-CZ and PAD zoning districts. Solid waste facilities and surface mining are permitted only in the RM-CZ district.

To improve compatibility with the largely residential, denser surrounding Midcoast community, the Board tentatively approved to:

- a. Prohibit timber harvesting, surface mining, oil and gas exploration and solid waste facilities in the Midcoast project area. Selective tree removal or thinning for resource management purposes could occur.
- b. Reduce the house height limit from 36 feet to 28 feet.

- c. Enact a house floor area limit of 0.53 (parcel size).
- d. Require Design Review Committee review for residential development.

In December, 2005, the San Mateo County Farm Bureau proposed that instead of regulatory prohibition, property owners would voluntarily release their right to these uses by offering a conservation easement.

On March 14, 2006, the Board requested that the Subcommittee develop a method which:

- a. Allows one year for the Farm Bureau to determine whether a sufficient number of easements will be offered to effectively preclude the four uses.
- b. Does not inordinately delay the amendment to prohibit the four uses should the conservation easement option be rejected.

The Subcommittee has revised its recommendation, as follows:

The Board would:

- a. Approve an LCP amendment to prohibit the four uses in the project area.
- b. Postpone submitting this amendment to the Coastal Commission for nine months.
- c. Consider whether to withdraw the amendment from Coastal Commission consideration if, after one year, the Farm Bureau has demonstrated that a sufficient number of conservation easements will be offered to preclude the four uses.

The final approval actions that do not relate to prohibiting the four uses are included in the RM-CZ District Ordinance (Attachment B - p. 129), PAD District Ordinance (p. 133), and Design Review District Ordinance (p. 139).

The final approval actions that relate to prohibiting the four uses are included in the second project Resolution (Attachment C - p. 156), the second RM-CZ Ordinance (p. 161), and the second PAD Ordinance (p. 167).

12. **USE OF THE CALTRANS DEVIL'S SLIDE BYPASS PROPERTY**

CalTrans owns a corridor of land crossing Montara that at one time was planned as a roadway to bypass landslide prone Devil's Slide. The "bypass property" is mostly comprised of subdivided "substandard" lots, and includes land designated Medium Density Residential and zoned R-1/S-17 (5,000 sq. ft. minimum parcel size).

Currently, CalTrans is constructing the Montara Mountain tunnel around Devil's Slide, and prefers not to discuss plans for the "bypass property" until the tunnel is operational.

To facilitate future low intensity open space or recreation uses on this property and promote inter-agency coordination, the Board tentatively approved to:

- a. Postpone consideration of all proposals for the bypass property until either (1) the tunnel project is complete or (2) such time that another public agency or entity assumes ownership of the property, whichever occurs first.
- b. When CalTrans determines that the bypass property is no longer needed for highway purposes: (1) designate the land as a linear park and trail, (2) revise the zoning to implement the linear park and trail designation, (3) permit existing roads which cross the former right-of-way to remain, and (4) permit water supply source and distribution facilities within this land.

The final approval actions are included in the main project Resolution (Attachment A) on p. 27, and Exhibit I (p. 64).

13. **HIGHWAY 1 PEDESTRIAN IMPROVEMENTS**

Highway 1 traffic congestion occurs during peak commute hours, thus increasing the risk of pedestrian and bicycle collisions. Providing pedestrian and bicycle lanes can increase roadway safety and reduce vehicle trips. The Highway 1 right-of-way is wide enough to accommodate a parallel multi-purpose trail.

The County Park and Recreation Division's Midcoast Recreational Needs Assessment endorsed construction of seven underground pedestrian crossings at seven Highway 1 locations, some of which are aligned with existing stream culverts.

The Board of Supervisors tentatively approved to:

- a. Promote coordination with CalTrans in developing (1) a pedestrian/multi-purpose trail parallel to Highway 1, and (2) above or below ground pedestrian crossings at locations along Highway 1.
- b. Require that CalTrans' Highway 1 improvement projects be conditioned to require development of adjacent pedestrian access, and/or grade separated pedestrian crossings.

The final approval actions are included in the main project Resolution (Attachment A) on p. 28, and Exhibit K (p. 67).

14. **UPDATING MIDCOAST TRAILS POLICIES**

The existing LCP lists the principal coastside trails, but has not been updated since 1980, and does not reference the County Trails Plan. It also identifies trails by names that have changed, and predates the GGNRA expansion into the County.

In 2001, the State legislature directed the Coastal Conservancy to coordinate the implementation of the California Coastal Trail. For San Mateo County, the Coastal Trail is a partially completed, primarily bluff-top route that would connect numerous state and County parks as a continuous north-south path. Within the Midcoast, the Trail would connect Montara State Beach with Half Moon Bay.

The Board of Supervisors tentatively approved to:

- a. Update LCP trails policies, particularly trail names and the role of trail providing agencies; and
- b. Support and facilitate the Coastal Conservancy's efforts to coordinate development of the Coastal Trail.

The final approval actions are included in the main project Resolution (Attachment A) on p. 28 and 30, Exhibit J (p. 65), and Exhibit P (p. 76).

15. **SURFACE WATER RUNOFF AND DRAINAGE**

Surface water runoff can result in flooding, soil erosion, and depositing contaminants in coastal waters. Impervious surfaces, and unchecked winter grading can accelerate surface runoff.

In order to improve controls to prevent surface water flooding and pollution, the Board of Supervisors has tentatively approved to:

- a. Retain the existing Countywide Stormwater Pollution Prevention Program (STOPPP) that complies with federal and State stormwater pollution requirements.
- b. Limit the amount of parcel area that may be covered by ground level impervious surfaces at 10% of parcel area (for all uses), not to exceed 1,170 sq. ft. (for residential uses).
- c. Prohibit winter grading (mid-October to mid-April) unless the County certifies that rigorous and effective site containment has occurred.

In addition, the Board approved new design review standards that include the following provisions to reduce surface runoff:

- a. Minimize the hardscape or impervious areas and maximize permeable surfaces that have a more natural appearance and reduce runoff.
- b. Use of surfaces that are more naturally appearing than asphalt or concrete, and decrease runoff and increase absorption.
- c. Driveways, walkways and parking areas should be no larger than allowable standards, and should drain into on-site landscaped areas.
- d. Minimize directly connected impervious areas using landscaping or other permeable surfaces.

On March 14, 2006, the Subcommittee recommended that the Board form a Midcoast Stormwater Drainage Committee made up of one member of the Midcoast Community Council and the Directors of Public Works and Community Development to discuss Midcoast stormwater drainage, flooding, and pollution issues, and make recommendations to the Board of Supervisors.

The Board requested that the Subcommittee reevaluate the Committee's membership and specify the Committee's operating procedures.

To provide more comprehensive representation, the Subcommittee revised its recommendation to include a local builder and second community representative on the Committee. It also proposes that the Midcoast Community Council chair represent the Council on the Committee.

The Subcommittee also proposes that the Committee call upon County planning and engineering staff for professional and technical analysis, including the development of alternatives, and designing improvements.

The Stormwater Drainage Committee would begin its first series of meetings within 60 days of Board approval. Subsequently, as drainage issues arise, any member of the Committee may schedule future meetings.

If the Board concurs with this approach, the final approval actions are included in the main project Resolution (Attachment A) on p. 29 and Exhibit N (p. 74).

16. **RESOLUTION OF LCP CONFLICTS**

There are nearly 500 LCP policies that collectively attempt to preserve coastal agriculture, protect coastal views, reduce natural hazard risk, establish urban limits, protect sensitive habitats, minimize alteration of natural landforms, provide shoreline access, and facilitate coastal dependent and visitor serving uses. With multiple objectives, conflicting policies and "trade off" situations may occur. For example, requirements to cluster development, reduce visibility and minimize grading can

present competing constraints when locating new development. The existing practice is to balance LCP criteria in a manner that best protects coastal resources.

The Board tentatively approved to enact a new LCP policy that would formalize this practice for resolving LCP policy conflicts.

The final approval action is included in the main project Resolution (Attachment A) on p. 30, Exhibit Q (p. 79).

17. **LCP TASKS ASSIGNED TO THE COUNTY**

The LCP includes policies directing the County to perform specific tasks unrelated to development review. These policies typically involve follow-up measures such as monitoring or reporting on LCP implementation. Although the County has met most of the tasks assigned to it, there are several tasks where more work is needed.

The Board tentatively approved directing staff to complete the following tasks in a timely manner:

- a. Promptly record a “Notice of Violation” for any newly created illegal parcel.
- b. Require public agencies to annually submit a list of the proposed public works projects, and prepare 5-year capital improvement plans for Planning Commission review.
- c. Collaborate with SamTrans in planning the development of a park and ride facility near the intersection of Highways 1 and 92 that serves Bayside commuters.
- d. Evaluate methods to provide affordable housing in the Midcoast, including incentives for dispersed affordable units on non-conforming parcels/substandard lots.
- e. Reestablish the Coastal Access Acquisition and Development Fund.

The final approval actions are included in the main project Resolution (Attachment A) on p. 29-30, Exhibit O (p. 75).

18. **LCP POLICY CONFLICTS AND AMBIGUOUS PROVISIONS**

The Midcoast LCP Update Project has identified conflicts, inconsistencies and ambiguities which hinder effective policy administration. These include the need to:

- a. Clarify the application of a requirement that development be located at the least visible site from a scenic road.

- b. Reconcile a policy and map identifying the rural residential area.
- c. Reconcile policies and a map related to designating Agriculture in urban areas.
- d. Reconcile a policy and map identifying a farm labor housing site.
- e. Standardize policy references to the Land Use Plan Map.
- f. Correct a riparian corridor policy to eliminate an erroneous reference to wetlands.
- g. Remove ambiguities in biological report requirements.
- h. Standardize references to LCP Sensitive Habitats Component policies.

The Board tentatively approved revising the applicable LCP policies and provisions to correct the errors, resolve conflicts and clarify ambiguous provisions.

The final approval action is included in the main project Resolution (Attachment A) on p. 30, and Exhibit R (p. 80).

19. **NEW MIDCOAST AFFORDABLE HOUSING POLICY**

During the past decade, the Midcoast has experienced a substantial increase in housing sales prices and rents. Relatively low paid service and agriculture employees as well as a growing number of seniors contribute to a need for Midcoast affordable housing. Housing affordability remains a key community issue.

The existing LCP facilitates affordable housing principally by (a) exempting affordable housing from the annual limit on residential units, (b) designating three Midcoast affordable housing sites and reserving water capacity for these sites, (c) allowing mobile homes/manufactured housing generally where residential uses are permitted, (e) providing a density bonus for five or more unit developments when a given percentage of affordable units are proposed, (f) establishing an affordable housing “inclusionary” requirement, (g) permitting second units in the R-1 zoning district, and (h) providing expedited processing and waiving permit fees for affordable housing projects.

No affordable housing units have been developed on the designated sites nor as a result of the density bonus provision. Approximately 70 Midcoast second units have been approved, though none are subject to income and rent limits.

To increase opportunities for Midcoast affordable housing units, the Board tentatively approved to:

- a. Reserve water capacity for affordable housing units located in any residential zoned area, i.e. not just the designated affordable housing sites. A description of the proposed implementation method is included as Attachment D.
- b. Provide the following incentives to any owner who voluntarily constructs an affordable unit a single substandard lot that cannot be merged:
 - (1) Up to 200 sq. ft. garage floor area bonus,
 - (2) Up to 1 covered space reduced parking,
 - (3) Ability to obtain priority reserved water connection,
 - (4) Waive permit fees; expedite permit processing,
 - (5) To the extent feasible, access to an assembled pool of pre-qualified buyers, and
 - (6) To the extent feasible, access to a reduced interest loan for construction costs.
- c. Direct staff to collaborate with the Midcoast Community Council, Coastside Design Review Committee and local builders to prepare a set of house designs for pre-approval for development on a substandard lot.
- d. Request the Granada Sanitary District to repeal its policy that adds regulatory barriers for a sewer connection serving a house on a non conforming parcel.

The final approval actions are included in the main project Resolution (Attachment A) on p. 26 and 28, Exhibit E (p. 52), Exhibit L (p. 69), S-17 District Ordinance (Attachment B - p. 93), S-94 District Ordinance (p. 96), S-105 District Ordinance (p. 99), and Parking Ordinance (p. 150).

20. **DESIGN REVIEW GLOSSARY**

In April, 2004, your Board approved a set of design standards for residential development in the Midcoast. The standards assure that house design is compatible with the neighborhood and respects the natural setting.

In September, 2004, staff and the Coastside Design Review Committee collaborated on a glossary to facilitate effective administration of the new standards. The glossary provides the definitions of relevant and specialized terms used in the standards.

In March, 2005, the Board tentatively approved the glossary

The final approval action is included in the DR District Ordinance (Attachment B - p. 139).

B. Big Wave LLC Request

The County is currently evaluating development applications submitted by Big Wave LLC to establish:

- a. A 36-unit residential complex with vocational space for “developmentally disabled” individuals on a 5.1-acre property, near Princeton.
- b. An office complex consisting of four, two-story office buildings (155,888 sq. ft.) on a 14-acre adjacent property.

On March 14, 2006, Big Wave LLC requested that the Board amend LCP policy such that a non-priority use may receive reserved water capacity if it will financially subsidize a priority use that is entitled to the water (see Attachment F). If approved, the proposed Big Wave LLC office complex could receive priority use water capacity.

The Subcommittee has revised its recommendation regarding Big Wave project requests. Specifically, the Subcommittee recommends that Big Wave requests not be considered as part of the Midcoast LCP Update Project, but rather as part of the Big Wave project review process. This includes the request described above and the previously described exception to the annual limit on new residential units.

C. Grandfathering Provision

When approving planning amendments, your Board typically adopts a “grandfathering” provision, which specifies that development proposals being reviewed by the County are exempt from the amendments. Each proposed resolution and ordinance includes a provision that would exempt development for which a permit application has been submitted to the County Planning and Building Division, and the associated fee has been paid.

D. Environmental Review

The proposed LCP amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to State Public Resources Code Sections 21080.5 and 21080.9, and State CEQA Guidelines Sections 15250, 15251(f), and 15265. Collectively, these provisions: (1) deem the Coastal Commission LCP certification process as “functionally equivalent” to the CEQA process, and (2) exempt the preparation and approval of LCP amendments from the requirements for preparation of an initial study.

E. Next Step – Coastal Commission Certification

After the Board of Supervisors approves a set of LCP amendments, the County must submit the amendments to the State Coastal Commission for certification of consistency with the California Coastal Act.

The County may request that the Coastal Commission either certify the amendments in their entirety (with no suggested modifications) or not certify them. If the County does not make this request, and the Coastal Commission decides not to certify an amendment, it may suggest modifications. Should the County not except a suggested modification, the amendment remains uncertified and hence, does not become law. However, the County may resubmit another version of the amendment for certification.

County Counsel has prepared a detailed description of the certification process which is included as Attachment G.

REVIEWING AGENCIES

County Counsel

FISCAL IMPACTS

Merging substandard lots may require additional staff resources for a limited time. Reducing the residential growth rate limit could reduce annual building and planning permit revenues. Otherwise, there would be no significant additional cost to the County.

ATTACHMENTS

- A. Main project resolution, including Exhibits A-T, to enact project policy changes.
- B. Set of ordinances that amend the Zoning Regulations and implement project policy changes.
- C. Second project resolution and ordinance to prohibit certain incompatible uses.
- D. Description of recommended method to reserve water supply capacity for failed wells and affordable housing.
- E. Letter from Committee for Green Foothills (July 14, 2006).
- F. Letter from David Byers (March 7, 2006)
- G. County Counsel memo to Board of Supervisors (February 3, 2005).

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**MAIN PROJECT RESOLUTION WITH EXHIBITS,
TO ENACT PROJECT POLICY CHANGES**

- Main Resolution
- Resolution Exhibits "A" through "T"
 - "A" Estimate of Midcoast residential buildout
 - "B" Map of Midcoast project area
 - "C" Estimate of Midcoast sewage generation at buildout
 - "D" Estimate of Midcoast water consumption at buildout
 - "E" Reserved water for Midcoast failed wells and affordable housing
 - "F" Annual Midcoast residential growth rate limit
 - "G" Midcoast substandard lot merger process
 - "H" Additional Midcoast traffic mitigation measures
 - "I" CalTrans' Devil's Slide bypass property
 - "J" Updated Midcoast trails list
 - "K" Highway 1 pedestrian improvements
 - "L" Additional Midcoast affordable housing incentives
 - "M" Stormwater Pollution Prevention Program (STOPPP)
 - "N" Midcoast Stormwater Drainage Committee
 - "O" LCP responsibilities assigned to the County
 - "P" Role of trail providing agencies
 - "Q" Resolution of LCP conflicts
 - "R" Eliminate conflicting and ambiguous LCP provisions
 - "S" Postpone adding commercial/job generating uses (Princeton)
 - "T" Postpone adding commercial/job generating uses (HMB Airport)

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RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION (1) AMENDING THE SAN MATEO COUNTY GENERAL PLAN/LOCAL COASTAL PROGRAM (LCP), AND (2) ENACTING COUNTY POLICY RESULTING FROM THE MIDCOAST LCP UPDATE PROJECT

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, in November, 1980, the San Mateo County Local Coastal Program (LCP) was certified by the California Coastal Commission; and

WHEREAS, since its certification, LCP has been amended various times, to improve Coastal Act conformance or respond to local circumstances; and

WHEREAS, between 1995 and 1999, the Midcoast Community Council expressed its concern over LCP provisions related to buildout calculation, acceptable growth limits, regulating substandard lot development, design review, and facilitating job creation; and

WHEREAS, between 1995 and 1999, members of the Board of Supervisors and Coastal Commission requested that LCP policy be changed to discourage substandard lot development and reduce permit appeals; and

WHEREAS, in August, 1999, the Board of Supervisors approved Resolution 62999 authorizing the Midcoast LCP Update Project to (1) improve LCP-Coastal Act consistency, (2) update LCP baseline data and policies, and (3) reduce development permit appeals; and

WHEREAS, in September, 2000, the Board of Supervisors approved the new zoning controls to regulate house size, shape and scale; and

WHEREAS, between July and November, 2000, four community scoping sessions were held to identify other issues and changes that the participants wanted to be addressed by the Midcoast LCP Update Project. This community-driven process culminated in the project scope of study. Key tasks included recalculating residential buildout, evaluating the annual growth rate limit, reconsidering the controls on non-conforming parcel development, and preparing new Design Review standards; and

WHEREAS, in 2001, Planning staff prepared an Alternatives Report which analyzed issues, evaluated alternatives, and identified a preferred approach for each project task. The report became the basis for subsequent community workshops; and

WHEREAS, between April, 2002 and May, 2003, Planning staff convened 21 community workshops in the Midcoast to generate and refine policy proposals and identify general community preference; and

WHEREAS, between 2002 and 2003, the Coastside Design Review Committee prepared updated residential Design Review standards; and

WHEREAS, between August, 2003 and October, 2004, the San Mateo County Planning Commission held 15 public hearings (five in El Granada) to consider the Midcoast LCP Update Project, including to formulate and refine policy proposals; and

WHEREAS, Planning staff provided the Planning Commission with studies, analyses and illustrations to assess the implication of the project proposals on Midcoast properties; and

WHEREAS, members of the public representing many perspectives provided the Planning Commission with substantial testimony and correspondence; and

WHEREAS, maximum opportunity for public participation in the hearing process was provided through: (1) publication of all Planning Commission meeting announcements in the San Mateo County Times and Half Moon Bay Review newspapers, and (2) direct mailing of meeting announcements and reports to approximately 200 Midcoast participants; and

WHEREAS, in January, 2004, the Planning Commission separately recommended approval of the updated Midcoast residential Design Review standards; and

WHEREAS, in April, 2004, the Board of Supervisors held two public hearings to consider and approve the updated Design Review standards; and

WHEREAS, in October, 2004, the Planning Commission, after considering the merits of all concerns and issues presented during the public hearing process, and approved its project recommendation to the Board of Supervisors; and

WHEREAS, in January, 2005, the Board of Supervisors convened a study session to facilitate improved Board and public understanding of the proposed amendments; and

WHEREAS, between January and March, 2005, the Board of Supervisors held three public hearings to consider the Midcoast LCP Update Project, including to formulate and refine policy proposals and taking tentative action; and

WHEREAS, between March and June, 2005, the Board of Supervisors conducted a visioning process to provide a framework for future policy changes. This involved (1) constituting a subcommittee to coordinate the process, (2) preparing a set of principles to guide consideration of project proposals, (3) two public hearings to approve the principles, and (4) to assess alignment of project proposals with the principles; and

WHEREAS, between November, 2005 and October, 2006, the Board of Supervisors held five public hearings (one in Half Moon Bay) to revise and refine policy changes, and take tentative action on project proposals; and

WHEREAS, maximum opportunity for public participation in the hearing process was provided through: (1) publication of all Board of Supervisors meeting announcements in the San Mateo County Times and Half Moon Bay Review newspapers, (2) publication of a project advertisement at the beginning of the hearing process in the Half Moon Bay Review, (3) direct mailing to affected property owners for several key policy proposals, and (4) direct mailing of meeting announcements and reports to more than 250 Midcoast participants; and

WHEREAS, all interested parties were afforded the opportunity to be heard at the Board of Supervisors hearings.

NOW, THEREFORE, BE IT RESOLVED, that the San Mateo County Board of Supervisors:

1. Amend the San Mateo County LCP Locating and Planning New Development Component Table 1 to include the updated estimate of Midcoast residential buildout, as shown in Exhibit "A" of this resolution.
2. Amend the San Mateo County LCP Locating and Planning New Development Component to add Map 1.3, Midcoast LCP Update Project Area, as shown in Exhibit "B" of this resolution.
3. Recognize that there are an unknown number of unpermitted second units and direct staff to develop a program to (a) identify the number of such units, and (b) facilitate their legalization and proper permitting without punitive fees. The program shall be developed within six months of the effective date of this

resolution, and subsequently presented to the Board of Supervisors for approval.
(Not an LCP amendment.)

4. Amend the San Mateo County LCP Public Works Component to revise Tables 2.3 and 2.4 to include the updated estimate of Midcoast sewage generation at buildout, as shown in Exhibit “C” of this resolution.
5. Amend the San Mateo County LCP Public Works Component to revise Tables 2.9 and 2.10 to include the updated estimate of Midcoast water consumption at buildout, as shown in Exhibit “D” of this resolution.
6. Complete the Midcoast Groundwater Study to determine the safe yield for Midcoast groundwater resources, and evaluate the need for policy changes based on that report.
(Not an LCP amendment.)
7. Support Coastside County Water District and Montara Water and Sanitary District in (a) continuing their efforts to secure water supply sources, and (b) applying for facility expansion to serve the Midcoast at buildout, i.e., Phase 2.
(Not an LCP amendment.)
8. Amend the San Mateo County LCP Public Works Component to revise Policy 2.8 and Table 2.17 to reserve water supply capacity (a) for residential wells deemed to have failed by the Environmental Health Division, and (b) for affordable housing units not located at the three designated Midcoast sites, as shown in Exhibit “E” of this resolution.
9. Coordinate with the City of Half Moon Bay and the San Mateo County Transportation Authority to propose projects that will improve roadway level of service at buildout on Highway 1 in the urban Midcoast and Half Moon Bay. The process would specify post-2008 Transportation Authority improvements of

Highway 1. Projects could include adding new travel lanes, reconfiguring lanes, acceleration/deceleration lanes, and other operational and safety improvements, e.g., signals at major intersections, wider shoulders for emergency vehicle passage, turn pockets, and requiring trip reduction measures.

(Not an LCP amendment.)

10. Amend the San Mateo County LCP Locating and Planning New Development Component to revise Policy 1.22 to reduce the annual Midcoast residential growth rate limit from 125 to 75 new units per year, and clarify the application of this limit, as shown in Exhibit “F” of this resolution.

 11. Adopt the policy authorizing a two-phased lot merger process whereby incentives are offered for voluntary merger of applicable substandard lots during Phase 1 period, followed by mandatory merger during Phase 2, as included in Exhibit “G” of this resolution.
- (Not an LCP amendment.)
12. Amend the San Mateo County LCP Public Works Component to add Policy 2.51 to require additional traffic mitigation measures for Midcoast development projects generating more than 50 peak hour trips as included in Exhibit “H” of this resolution.

Retain the existing mitigation fee requirements for local road and drainage improvements, and continue implementing existing C/CAG requirements for transportation demand measures (TDMs) from new development that generates more than 100 peak hour trips.

(Not an LCP amendment.)

Study expanding shuttle service between the Midcoast and Bayside.

(Not an LCP amendment.)

13. Postpone consideration of all LCP land use and zoning amendment proposals for the CalTrans' owned Devil's Slide bypass property until either (1) the Montara Mountain tunnel project is complete or (2) such time that another public agency or entity assumes ownership of the property, whichever occurs first.
(Not an LCP amendment.)
14. Amend the San Mateo County LCP Public Works Component to revise Policy 2.50 to indicate intended future changes for the Devil's Slide bypass property, as shown in Exhibit "I" of this resolution.
15. Amend the San Mateo County LCP Recreation and Visitor Serving Facilities Component to revise Policies 11.13 and 11.27 to update the designated trails list, and to support efforts to add the Devil's Slide bypass property to adjoining park units, as shown in Exhibit "J" of this resolution.
16. Amend the San Mateo County LCP Public Works Component to revise Policy 2.56 and Recreation and Visitor Serving Facilities Component to revise Policy 11.26 to (a) promote coordination with CalTrans in developing a pedestrian/multi-purpose trail parallel to Highway 1, and above or below ground pedestrian crossings at locations along Highway 1, and (b) require that CalTrans' Highway 1 improvement projects be conditioned to require development of such pedestrian improvements, as shown in Exhibit "K" of this resolution.
17. Amend the San Mateo County LCP Housing Component to add Policy 3.17 to authorize incentives for voluntary development of affordable housing units on Midcoast parcels other than the designated affordable housing sites, including residentially zoned substandard lots that cannot be merged, as shown in Exhibit "L" of this resolution.
18. Retain the existing policy of waiving permit fees and expediting permit processing for new affordable housing units.

For affordable housing units built on substandard residentially zoned Midcoast lots that cannot be merged (<4,500 sq. ft.), to the extent feasible, provide access to (a) an assembled pool of pre-qualified buyers and (b) a reduced interest loan for construction costs.

(Not an LCP amendment.)

19. Direct staff to coordinate with the Midcoast Community Council, Coastside Design Review Committee and local builders to prepare a set of house designs that could be used for residences constructed on a substandard lot, e.g., smaller than 4,500 sq. ft. The house designs would be considered for pre-approval by the Planning Commission and Board of Supervisors.

If the Board of Supervisors accepts the pre-approved house designs, amend the Zoning Regulations to exempt future houses built in accordance with a pre-approved design from otherwise applicable design review and use permit requirements.

(Not an LCP amendment.)

20. Request the Granada Sanitary District to repeal its policy that adds regulatory barriers for a sewer connection to serve a house on a non-conforming parcel. This District policy serves to constrain the provision of Midcoast affordable housing.

(Not an LCP amendment.)

21. Amend the San Mateo County LCP Locating and Planning New Development Component to add Policy 1.35 and Appendix to incorporate the Countywide Stormwater Pollution Prevention Program (STOPPP) best management practices and performance standards/requirements which implement Federal NPDES and State Regional Water Quality Control Board requirements, as shown in Exhibit "M" of this resolution.

22. Form a Midcoast Stormwater Drainage Committee to be constituted and function, as shown in Exhibit “N” of this resolution.
(Not an LCP amendment.)
23. Direct staff to complete in a timely manner all partially completed responsibilities assigned to the County by LCP policies related to (a) notice of violations, (b) review of public works projects, (c) increased commuter transit use, (d) alternative housing techniques, and (e) access and development fund, as described in Exhibit “O” of this resolution.
(Not an LCP amendment.)
24. Amend the San Mateo County LCP Shoreline Access Component to revise Policies 10.41, 10.44, 10.49 and 10.50, and Recreation and Visitor Serving Facilities Component to revise Policies 11.24, 11.25, and 11.28-11.31 to update the role of trail providing agencies, as shown in Exhibit “P” of this resolution.
25. Amend the San Mateo County LCP Locating and Planning New Development Component to add Policy 1.3 to guide resolution of LCP policy conflicts, as shown in Exhibit “Q” of this resolution.
26. Amend the San Mateo County LCP to resolve identified LCP policy conflicts and clarify ambiguous provisions. These amendments involve revisions to Locating and Planning New Development Component Policies 1.5b, 1.7, 1.86, 1.9a, 1.12b, 1.15, 1.16, 1.20, 1.33 and Table 1.3, Public Works Component Policies 2.22a, 2.22d and 2.23, the Housing Component Policy 3.14a, the Energy Component Policy 4.3a, Agriculture Component Policies 5.2 and 5.4, Aquaculture Component Policy 6.2, Sensitive Habitats Component Policies 7.12, 7.13, 7.34, 7.36-7.40 and 7.47-7.50, Visual Resources Component Policies 8.5, 8.6 and 8.14, Recreation and Visitor Serving Facilities Component Policy 11.7b, and Commercial Fishing and Recreational Boating Component Policy 12.3, as shown in Exhibit “R” of this resolution.

27. Amend the San Mateo County LCP Locating and Planning New Development Component to renumber Policies 1.3-1.33 to 1.4-1.34, Public Works Component to renumber Policies 2.51-2.63 to 2.52-2.64, Shoreline Access Component to renumber Policies 10.44-10.47 to 10.45-10.48, and Recreation and Visitor Serving Facilities Component to renumber Policy 11.30 to 11.32.

28. Postpone final approval of a tentatively approved proposal that would revise the Waterfront “W” district regulations to add the employment generating commercial uses shown in Exhibit “S” of this resolution.

Consideration of final approval will occur when the “Airport Layout Plan” portion of the Half Moon Bay Airport Master Plan, and the ALUC safety zone evaluation to reduce aircraft accident risk are complete.

(Not an LCP amendment.)

29. Postpone final approval of a tentatively approved proposal that would enact a new Airport Commercial (AC) zoning district that would permit the full range of employment generating commercial uses shown in Exhibit “T” of this resolution.

Consideration of final approval will occur when the “Airport Layout Plan” portion of the Half Moon Bay Airport Master Plan, and the ALUC safety zone evaluation to reduce aircraft accident risk are complete.

(Not an LCP amendment.)

30. Postpone final approval of a tentatively approved proposal that rezones the following two sites at Half Moon Bay Airport from M-1 to AC:

a. 23 acres fronting Highway 1 in the northeast Airport area.

b. 9 acres fronting Capistrano Road in the southeast Airport area.

Consideration of final approval will occur when the “Airport Layout Plan” portion of the Half Moon Bay Airport Master Plan, and the ALUC safety zone evaluation to reduce aircraft accident risk are complete.

(Not an LCP amendment.)

31. Postpone final approval of a tentatively approved proposal that:
 - a. Revises the Waterfront/Airport Overlay (W/AO) district to align with the FAA and ALUC protection zones.
 - b. Rezones the area outside the revised W/AO district from W/AO to W.
 - c. Amends the site intensity limit for the W/AO district from three persons per site to one person per 1,667 sq. ft. of parcel area (i.e., equivalent to three persons per 5,000 sq. ft).

Consideration of final approval for this amendment will occur when the “Airport Layout Plan” portion of the Half Moon Bay Airport Master Plan, and the ALUC safety zone evaluation to reduce aircraft accident risk are complete.

After the “Airport Layout Plan” is complete, the Board of Supervisors will also consider whether to request that the FAA and ALUC base the approach protection zones on the “displaced threshold,” rather than on the physical end of the runway.

(Not an LCP amendment.)

AND, BE IT FURTHER RESOLVED, that the provisions of this resolution do not apply to development that has fulfilled at least one of the following requirements before the effective date of this resolution:

1. An application for each applicable development permit required by the County Zoning Regulations, including a Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

AND, BE IT FURTHER RESOLVED, that the Local Coastal Program amendments shall not have the force of law until the California Coastal Commission has certified it, without modification, as conforming with the California Coastal Act. If certified without modification, the amendments will take effect immediately.

AND, BE IT FURTHER RESOLVED, that the San Mateo County Board of Supervisors direct staff to submit the Local Coastal Program (LCP) amendments to the Coastal Commission for certification of conformity with the California Coastal Act. The LCP amendments submitted to the Coastal Commission shall include the Land Use Plan changes that are a part of this resolution, and concurrently approved Zoning/Ordinance Code amendments.

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EXHIBIT “A”

TABLE 1

Original Buildout Estimate (1980)

<u>TABLE 1</u>		
<u>ESTIMATED BUILDOUT OF THE LAND USE PLAN</u>		
	Total Existing and Potential Dwelling Units	Estimated Maximum Potential Population
MIDCOAST	7,500	19,700
Urban	(6,200)	(14,900)
Rural	(1,300) ¹	(3,900)
HALF MOON BAY	--	13,500 – 15,000
SOUTH COAST	2,000	7,000
Pescadero	(200)	--
San Gregorio	(40)	--
Rural	(1,746) ¹	--
TOTAL		38,800 – 40,800
¹ Assumes one density credit for all prime agricultural soils of 40 acres or more on a parcel.		

Updated Buildout Estimate (2006)

The following table represents an updated estimate of residential buildout for the Midcoast LCP Update Project Area, as shown on Map 1.3. Buildout is the planned endpoint in a community’s growth when land that has been designated for development has been developed, i.e. the sum of all units allowed under existing LCP policy. The methodology involved counting individual parcels and determining development potential according to the Land Use Plan. The buildout estimate and the LCP policies on which it is based are not entitlements and do not guarantee that any proposed development will be approved.

<u>R-1 Zoning District</u>	<u>4,804</u> <u>units</u>
<u>R-3 Zoning District</u>	<u>443</u> <u>units</u>
<u>R-3-A Zoning District</u>	<u>513</u> <u>units</u>
<u>RM-CZ and PAD Zoning Districts</u>	<u>160</u> <u>units</u>
<u>C-1 and CCR Zoning Districts</u>	<u>99-495</u> <u>units</u>
<u>Second Units</u>	<u>466</u> <u>units</u>
<u>Caretaker's Quarters</u>	<u>45</u> <u>units</u>
<u>El Granada Mobile Home Park</u>	<u>227</u> <u>units</u>
<u>TOTAL</u>	<u>6,757-7,153</u> <u>units</u>

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**Midcoast
LCP Update Project**

 **Project Area**

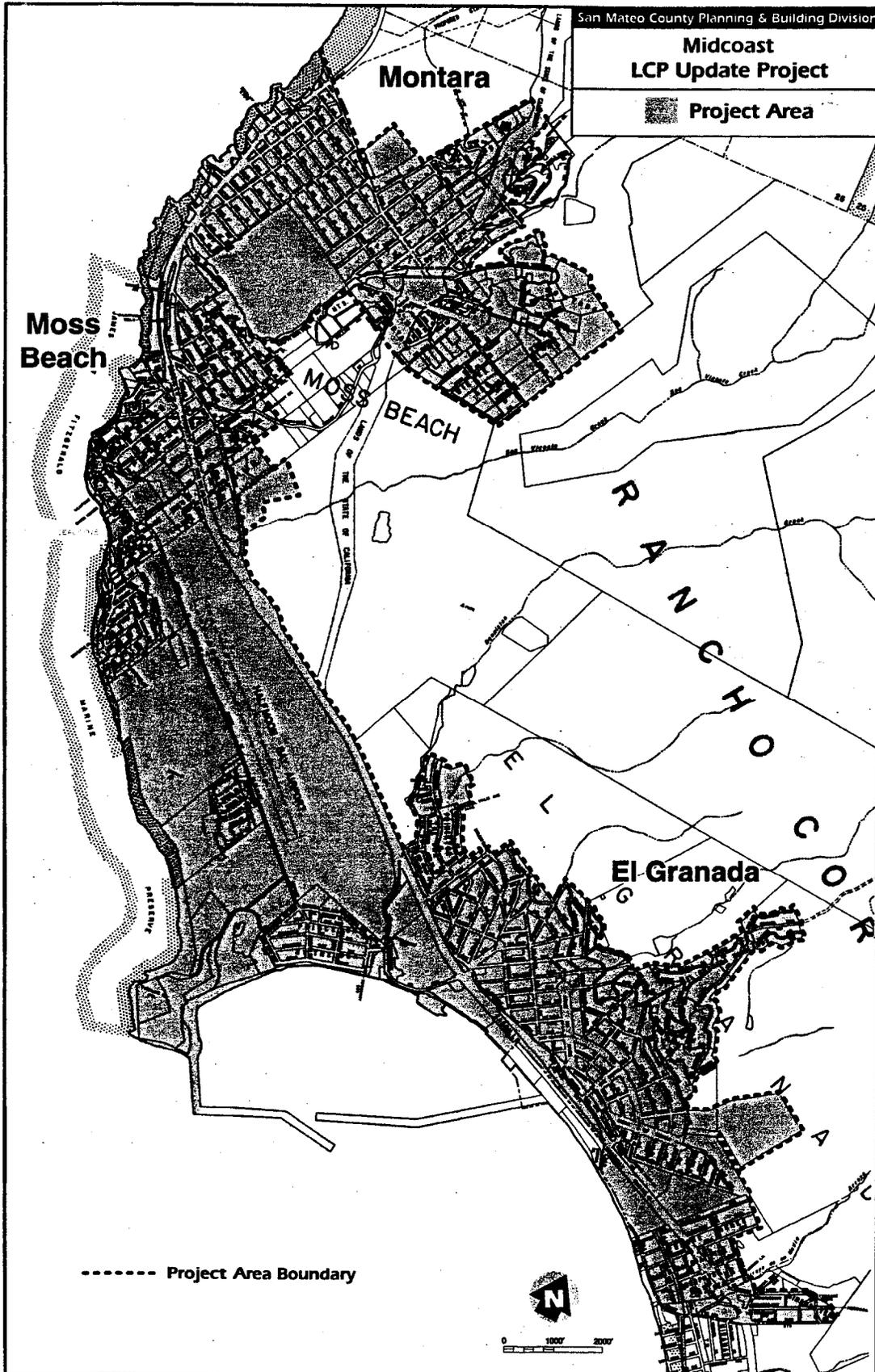


EXHIBIT “C”

TABLE 2.3

a. Original Sewage Generation Estimate (1980)

TABLE 2.3 ESTIMATE OF SEWAGE GENERATION FROM BUILDOUT OF LOCAL COASTAL PROGRAM LAND USE PLAN MONTARA SANITARY DISTRICT				
Land Use	Number of Acres	Number of People	Sewage Generation Factor ¹	Sewage Generation (GPD)
MONTARA-MOSS BEACH				
<u>RESIDENTIAL</u>²				
Developed ³	--	3,607		252,490-360,700
Single-Family	--	(3,523)	70-100 g/d/c	
Multi-Family ⁷	--	(84)	70-100 g/d/c	
Undeveloped	--	3,825		267,750-382,500
Single-Family	--	(3,549)	70-100 g/d/c	
Multi-Family	--	(276)	70-100 g/d/c	
<u>COMMERCIAL</u>⁴				
Developed	1.05	--		1,580
Retail	(0.40)	--	2,000 gal/acre	(800)
Recreation	(0.65)	--	1,200 gal/acre	(780)
Undeveloped	11.14	--		21,870
Retail	(10.32)	--	2,000 gal/acre	(20,640)
Recreation	(0.82)	--	1,500 gal/acre	(1,230)
<u>INDUSTRIAL</u>⁴				
Developed	--	--		--
Marine Related	--	--		--
General	--	--		--
Undeveloped	42.60	--		--
Marine Related	(0.00)	--		--
General	(42.60)	--	1,250 gal/acre	53,250

<u>PUBLIC RECREATION</u>				
Parks and Beaches	--	405 ⁵		4,080 ⁶
TOTAL				601,020-823,980

NOTES:

1. Unless otherwise indicated, sewage generation factors are based on Resources Engineering and Management's Draft Phase II Report - Granada Sanitary District Master Plan Study, March, 1979.
2. The Midcoast Buildout in the Locating and Planning New Development Component is the source for the number of dwelling units and household size which is: Single-Family - 2.6 and Multiple-Family - 2.1 persons per household.
3. Based on assumption that 99% of the existing 180,000 gpd Montara Sanitary District flows are generated by developed residences. A 4% increase was added to the existing flows for increasing sewage generation at buildout.
4. Commercial and industrial acreages based on planimeter measurements of the LCP Land Use Plan.
5. Based on the number of projected annual visitors to Montara State Beach divided by 365 to estimate an average day.
6. Based on estimates of sewage generation for beach and tourist restrooms developed by Williams, Kuebelbeck and Associates, Inc., for the Environmental Impact Statement on the Pillar Point Project.
7. This table reflects the second units that are permitted in R-1 Coastal Zoning Districts. It is estimated that 299 persons would be housed in second units located in this area based on a household size estimate of 1.410 persons per second unit as derived using standards for a one-bedroom duplex from the U.S. Department of Commerce and Housing and Urban Development, Annual Housing Survey, 1977.

b. Updated Sewage Generation Estimate (2006)

The following is an estimate of Midcoast sewage generation at buildout, which includes the Montara Water and Sanitary District component. The wastewater treatment provider for the unincorporated Midcoast is Sewer Authority Mid-Coastside (SAM), serving the Montara Water and Sanitary District and Granada Sanitary District. Residential sewage treatment demand in the Sewer Authority Mid-Coastside service area for 2001 was approximately 66.8 gallons per day per person. The sewage treatment demand for Midcoast non-residential uses is estimated as follows:

<u>Neighborhood Commercial (C-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Commercial Recreation (CCR)</u>	<u>1,500 gallons per acre per day</u>
<u>Waterfront (W)</u>	<u>2,000 gallons per acre per day</u>
<u>Light Industrial (M-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Institutional</u>	<u>500 gallons per acre per day</u>

Residential Use

The estimated Midcoast residential buildout to be served by sewers is as follows:

<u>R-1 zoned areas</u>	<u>4,804 units</u>
<u>R-3 zoned areas</u>	<u>443 units</u>
<u>R-3-A zoned areas</u>	<u>513 units</u>
<u>C-1 and CCR Zoning Districts</u>	<u>99-495 units</u>
<u>Second Units</u>	<u>466 units</u>
<u>Caretaker's Quarters</u>	<u>45 units</u>
<u>Mobile Home Park</u>	<u>227 units</u>
<u>TOTAL</u>	<u>6,597-6,993 units</u> *
* <u>Excludes 160 units on RM-CZ and PAD zoned Midcoast parcels; most of which are assumed will not connect to a sewage treatment facility.</u>	

For the purposes of this study, the estimated residential buildout is 6,993 units.

Census 2000 showed average Midcoast household size as 2.78 persons per household. Based on the residential sewage treatment demand figure above (66.8 gdp), the estimated sewer treatment capacity needed to serve Midcoast residential buildout is 1.30 million gallons per day.

Non-Residential Uses

The area designated for non-residential sewage treatment demanding uses in the Midcoast is as follows:

<u>Land Use/Zoning</u>	<u>Acres</u>
<u>Neighborhood Commercial (C-1)</u>	<u>24</u>
<u>Commercial Recreation (CCR)</u>	<u>45</u>
<u>Waterfront (W)</u>	<u>39</u>
<u>Light Industrial (M-1)</u>	<u>47</u>
<u>Institutional</u>	<u>49</u>

Based on the non-residential sewage treatment demand figures above, the sewage treatment capacity needed to serve non-residential uses at buildout is as follows:

<u>Land Use/Zoning</u>	<u>Gallons per Day</u>
<u>Neighborhood Commercial (C-1)</u>	<u>48,000</u>
<u>Commercial Recreation (CCR)</u>	<u>67,500</u>
<u>Waterfront (W)</u>	<u>78,000</u>
<u>Light Industrial (M-1)</u>	<u>94,000</u>
<u>Institutional</u>	<u>24,500</u>
<u>TOTAL</u>	<u>311,000</u>

The sewage treatment capacity needed to serve non-residential buildout is 0.31 million gallons per day.

Combined Residential and Non-Residential Uses at Buildout

The total sewage treatment capacity needed to serve combined residential and non-residential Midcoast buildout is 1.61 million gallons per day.

TABLE 2.4

a. Original Sewage Generation Estimate (1980)

TABLE 2.4 ESTIMATE OF SEWAGE GENERATION FROM BUILDOUT OF LAND USE PLAN GRANADA SANITARY DISTRICT				
Land Use	Number of Acres	Number of People	Sewage Generation Factor ¹	Sewage Generation (GPD)
<u>EL GRANADA-PRINCETON</u>				
<u>RESIDENTIAL²</u>				
Developed	--	3,400	70-100 g/d/c	238,000-340,000
Single-Family	--	--		
Multi-Family	--	--		
Undeveloped	--	5,193	70-100 g/d/c	363,500-519,300
Single-Family ⁹	--	(4,042)		
Multi-Family	--	(1,151)		
<u>COMMERCIAL³</u>				
Developed	6.90	--		11,680
Retail	(4.25)	--	2,000 gal/acre	(8,500)
Recreation ⁴	(2.65)	--	1,200 gal/acre	(3,180)
Undeveloped	57.20	--		93,150
Retail	(14.70)	--	2,000 gal/acre	(29,400)
Recreation ⁴	(42.50)	--	1,500 gal/acre	(63,750)
<u>INDUSTRIAL</u>				
Developed ⁵	11.00	--		20,980
Marine Related	(11.00)	--	2,000 gal/acre	(20,980)
General	--	--		--
Undeveloped ³	29.29	--		58,580
Marine Related	(29.29)	--	2,000 gal/acre	(58,580)
General	--	--		--
<u>ESSENTIAL PUBLIC SERVICES¹⁰</u>				
Essential Public Services	--	--		5,125

<u>PUBLIC RECREATION</u>				
Parks and Beaches	--	318 ⁶	10 gal/day/capita ⁷	3,180
SUBTOTAL	--	--		786,975- 1,044,765
INCORPORATED SECTION OF HALF MOON BAY ⁸				
<u>RESIDENTIAL</u> ²				
Developed Single-Family	--	660	70-100 g/d/c	46,200-66,000
Undeveloped Single-Family	--	798	70-100 g/d/c	55,860-79,800
<u>COMMERCIAL</u>				
Developed Retail	1.00	--	2,000 gal/acre	2,000
Undeveloped Retail	5.00	--	2,000 gal/acre	10,000
SUBTOTAL	--	--		114,060- 157,800
TOTAL				901,035- 1,202,565

NOTES:

1. Unless otherwise indicated, sewage generation factors are based on Resources Engineering and Management's Draft Phase II Report - Granada Sanitary District Master Plan Study, March, 1979.
2. The Midcoast Buildout in the Locating and Planning New Development Component is the source for the number of dwelling units and household size which is: Single-Family - 2.6 and Multiple-Family - 2.1 persons per household.
3. Commercial and industrial acreages based on planimeter measurements of the LCP Land Use Plan. These figures, as revised in 1991, do not include roads.
4. Based on estimates of sewage generation for commercial recreation developed by Williams, Kuebelbeck and Associates, Inc., for the Environmental Impact Statement on the Pillar Point Project.
5. Figure on acreage of developed industrial from the Resources Engineering and Management's Draft Phase I Report - Granada Sanitary District Master Plan Study, January, 1979.
6. Based on the number of projected annual visitors to the Fitzgerald Marine Reserve divided by 365 to estimate an average day.

7. Based on the estimates of sewage generation for beach and tourist restrooms developed by Williams, Kuebelbeck and Associates, Inc., for the Environmental Impact Statement on the Pillar Point Project.
8. Based on estimates of buildout for the part of Half Moon Bay included in the Granada Sanitary District which were contained in Resources Engineering and Management's Draft Phase I Report - Granada Sanitary District Master Plan Study.
9. This table reflects the second units that are permitted in R-1 Coastal Zoning Districts. It is estimated that 350 persons would be housed in second units located in this area based on a household size estimate of 1.410 persons per second unit as derived using standards for a one-bedroom duplex from the U.S. Department of Commerce and Housing and Urban Development, Annual Housing Survey, 1977.
10. Essential public services include the following uses: Emergency Facilities, Correctional Facilities, Transportation Facilities (public), Utility Facilities, Hospitals, Skilled Nursing Facilities, Intermediate Care Facilities, Libraries, Community Centers, Elementary and Secondary Schools, Institutional Day Care Facilities for Children (Day Care Centers as defined by State law), Adults and the Elderly, Institutional Full-Time Care Facilities for Children and Adults, and Institutional Shared Housing Facilities for the Elderly. These services must be provided by a public agency or private non-profit or government-funded (partially or fully) purveyor to be considered an essential public service. The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued.

b. Updated Sewage Generation Estimate (2006)

See Table 2.3 for estimated Midcoast sewage generation at buildout, which includes the Granada Sanitary District component.

EXHIBIT “D”

TABLE 2.9

a. Original Water Consumption Estimate (1980)

TABLE 2.9 ESTIMATE OF WATER CONSUMPTION DEMAND FROM BUILDOUT OF LAND USE PLAN CITIZENS UTILITY COMPANY				
Land Use	Number of Acres ¹	Number of People	Water Generation Factor	Water Generation (GPD)
<u>MONTARA-MOSS BEACH</u>				
<u>RESIDENTIAL</u>				
Developed	--	3,607	93-134 g/d/c	335,550-483,300
Single-Family	--	(3,523)		--
Multi-Family	--	(84)		--
Undeveloped	--	3,825	93-134 g/d/c	355,700-512,600
Single-Family ⁶	--	(3,549)		--
Multi-Family	--	(276)		--
<u>COMMERCIAL²</u>				
Developed	1.05	--		2,000
Retail	(0.40)	--	2,000 gal/acre	(1,000)
Recreation	(0.65)	--	1,500 gal/acre	(1,000)
Undeveloped	11.14	--		27,400
Retail	(10.32)	--	2,500 gal/acre	(25,800)
Recreation	(0.82)	--	1,900 gal/acre	(1,600)
<u>INDUSTRIAL²</u>				
Undeveloped	42.60	--		85,200
Marine Related	(0.00)	--		--
General	(42.60)	--	2,000 gal/acre	(85,200)
<u>PUBLIC RECREATION²</u>				
Parks and Beaches	--	408 ³	11.5 gal/day/capita	4,700

<u>FLORICULTURE</u>	--	--		40,000 ⁴
Developed	--	--		(20,000)
Expansion	--	--	100% increase	(20,000)
<u>INSTITUTIONS⁵</u>				
Developed	--	--		13,600
TOTAL				864,100- 1,168,000

NOTES:

1. Commercial and industrial acreages based on planimeter measurements of the LCP Land Use Plan.
2. Water generation factors for commercial, industrial and public recreation uses derived from estimates of sewage generation in the sewer section of this component and the estimates of the relation between sewage generation and water consumption by Williams, Kuebelbeck and Associates, Inc., in the Pillar Point Harbor Project Environmental Impact Report. A 15% system loss is included.
3. Based on an estimate of average daily visitors to Montara State Beach at buildout.
4. Estimate of CUC existing floricultural usage, projected to expand 100% at buildout.
5. Institutions include schools and convalescent homes. School equals about 1,200 gpd (Farallone). The rest is a convalescent home. Expansion at buildout assumes a 35% increase for schools, assuming a probable year-round system with the potential to accommodate about 35% more children than the system now serves.
6. This table reflects the second units that are permitted in R-1 Coastal Zoning Districts. It is estimated that 299 persons would be housed in second units located in this area based on a household size estimate of 1.410 persons per second unit as derived using standards for a one-bedroom duplex from the U.S. Department of Commerce and Housing and Urban Development, Annual Housing Survey, 1977.

b. Updated Water Consumption Estimate (2006)

Montara Water and Sanitary District

The following is an estimate of water consumption at buildout for Midcoast properties served by the Montara Water and Sanitary District (MWSD). Based on 2001 and 2002 Midcoast water consumption data, annual average residential water consumption is assumed to be 87 gallons per day per person. Peak day consumption is generally 1.8 x annual average water consumption.

Non-residential water consumption is estimated as follows:

<u>Neighborhood Commercial (C-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Commercial Recreation (CCR)</u>	<u>1,500 gallons per acre per day</u>
<u>Waterfront (W)</u>	<u>2,000 gallons per acre per day</u>
<u>Light Industrial (M-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Institutional</u>	<u>500 gallons per acre per day</u>

Residential Use

The portion of Midcoast residential buildout expected to be served by a water supply utility is 6,993 units. Census 2000 showed average Midcoast household size as 2.78 persons per household. Based on the residential water consumption figure above (87 gdp), the estimated water supply capacity needed to serve Midcoast residential buildout is 1.69 million gallons per day (annual average consumption).

Utility service area maps show that MWSD serves approximately 47.4% of the Midcoast water supply area. Therefore, the water supply capacity needed for the Montara Water and Sanitary District to serve residential buildout is 0.80 million gallons per day (annual average) and 1.44 million gallons per day (peak day).

Non-Residential Uses

The acreage of non-residential water consuming uses served is as follows:

<u>Land Use/Zoning</u>	<u>Acres</u>
<u>Neighborhood Commercial (C-1)</u>	<u>9</u>
<u>Commercial Recreation (CCR)</u>	<u>4</u>
<u>Waterfront (W)</u>	<u>8</u>
<u>Light Industrial (M-1)</u>	<u>47</u>
<u>Institutional</u>	<u>31</u>

Based on the non-residential water consumption figures above, the water supply capacity needed for MWSD to serve each non-residential use at buildout is as follows:

<u>Land Use/Zoning</u>	<u>Gallons Per Day</u>
<u>Neighborhood Commercial (C-1)</u>	<u>18,000</u>
<u>Commercial Recreation (CCR)</u>	<u>6,000</u>
<u>Waterfront (W)</u>	<u>20,000</u>
<u>Light Industrial (M-1)</u>	<u>94,000</u>
<u>Institutional</u>	<u>15,500</u>
<u>TOTAL</u>	<u>153,500</u>

Combined Residential and Non-Residential Demand at Buildout

The total annual average water supply capacity needed for the Montara Water and Sanitary District to serve combined residential and non-residential buildout is 0.95 million gallons per day.

The total peak day water supply capacity needed for the Montara Water and Sanitary District to serve combined residential and non-residential buildout is 1.72 million gallons per day.

TABLE 2.10

a. Original Water Consumption Estimate (1980)

TABLE 2.10 ESTIMATE OF WATER CONSUMPTION DEMAND FROM BUILDOUT OF LAND USE PLAN COASTSIDE COUNTY WATER DISTRICT WITHIN COUNTY JURISDICTION				
Land Use	Number of Acres	Number of People	Water Generation Factor	Water Generation (GPD)
<u>EL GRANADA-PRINCETON</u>				
<u>RESIDENTIAL</u>				
Developed	--	3,400	93-134 g/d/c	316,200-455,600
Single-Family	--	--		--
Multi-Family	--	--		--
Undeveloped	--	5,193	93-134 g/d/c	482,900-695,900
Single-Family ⁶	--	(4,042)		
Multi-Family	--	(1,151)		
<u>COMMERCIAL</u> ^{1,2}				
Developed	6.90	--		14,600
Retail	(4.25)	--	2,500 gal/acre	(10,600)
Recreation	(2.65)	--	1,500 gal/acre	(4,000)
Undeveloped	57.20	--		148,580
Retail	(14.70)	--	4,700 gal/acre	(68,100)
Recreation	(42.50)	--	1,900 gal/acre	(80,750)
<u>INDUSTRIAL</u> ^{1,2}				
Developed	11.00	--		27,500
Marine Related	(11.00)	--	2,500 gal/acre	(27,500)
General	(0.00)	--		--
Undeveloped	29.29	--		73,225
Marine Related	(29.29)	--	2,500 gal/acre	(73,225)
General	(0.00)	--		--

<u>ESSENTIAL PUBLIC SERVICES</u>				
Developed ⁵	--	--		1,700
Undeveloped	--	--		6,425
<u>PUBLIC RECREATION</u> ²				
Parks and Beaches	--	318 ³	11.5 gal/day/capita	3,700
<u>FLORICULTURE</u> ⁴	--	--		230,000
Developed	--	--		(60,000)
Expansion	--	--		(170,000)
TOTAL				1,306,100- 1,658,500

NOTES:

- Commercial and industrial acreages based on planimeter measurements of the LCP Land Use Plan. These figures, as revised in 1991, do not include roads.
- Water generation factors for commercial, industrial and public recreation uses derived from estimates of sewage generation in the sewer section of this component and the estimates of the relation between sewage generation and water consumption by Williams, Kuebelbeck and Associates, Inc., in the Pillar Point Harbor Project Environmental Impact Report. A 15% system loss is included.
- Based on an estimate of average daily visitors to Fitzgerald Marine Reserve at buildout.
- Floricultural water usage is estimated as follows:

<u>Developed</u>	(.2 mgd) 60,000 gpd 140,000 gpd	CCWD actual 1978 floricultural usage. CCWD County areas (30% of actual). Half Moon Bay (70% of actual).
<u>Expansion</u>	50,000 gpd 120,000 gpd	Water usage by existing Pilarcitos Valley floriculturalists now relying on creek and well water. 100% expansion of existing floricultural use at buildout.
- El Granada School projected to expand its existing consumption (1,300 gpd at the time of LCP adoption) by 35% at buildout because of a probable year-round system with the potential to accommodate about 35% more children.

6. This table reflects the second units that are permitted in R-1 Coastal Zoning Districts. It is estimated that 350 persons would be housed in second units located in this area based on a household size estimate of 1.410 persons per second unit as derived using standards for a one-bedroom duplex from the U.S. Department of Commerce and Housing and Urban Development, Annual Housing Survey, 1977.
7. Essential public services include the following uses: Emergency Facilities, Correctional Facilities, Transportation Facilities (public), Utility Facilities, Hospitals, Skilled Nursing Facilities, Intermediate Care Facilities, Libraries, Community Centers, Elementary and Secondary Schools, Institutional Day Care Facilities for Children (Day Care Centers as defined by State law), Adults and the Elderly, Institutional Full-Time Care Facilities for Children and Adults, and Institutional Shared Housing Facilities for the Elderly. These services must be provided by a public agency or private non-profit or government-funded (partially or fully) purveyor to be considered an essential public service. The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued.

b. Updated Water Consumption Estimate (2006)

Coastside County Water District

The following is an estimate of water consumption at buildout for Midcoast properties served by the Coastside County Water District (CCWD). Based on 2001 and 2002 Midcoast water consumption data, annual average residential water consumption is assumed to be 87 gallons per day per person. Peak day consumption is generally 1.8 x annual average water consumption.

Non-residential water consumption is estimated as follows:

<u>Neighborhood Commercial (C-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Commercial Recreation (CCR)</u>	<u>1,500 gallons per acre per day</u>
<u>Waterfront (W)</u>	<u>2,000 gallons per acre per day</u>
<u>Light Industrial (M-1)</u>	<u>2,000 gallons per acre per day</u>
<u>Institutional</u>	<u>500 gallons per acre per day</u>

Residential Use

The portion of Midcoast residential buildout expected to be served by a water supply utility is 6,993 units. Census 2000 showed average Midcoast household size as 2.78 persons/household. Based on the residential water consumption figure above (87 gdp), the estimated water supply capacity needed to serve Midcoast residential buildout is 1.69 million gallons per day (annual average consumption).

Utility service area maps show that CCWD serves approximately 52.6% of the Midcoast water supply area. Therefore, the water supply capacity needed for the Coastside County Water District to serve residential buildout is 0.89 million gallons per day (annual average) and 1.60 million gallons per day (peak day).

Non-Residential Uses

The acreage of non-residential water consuming uses is as follows:

<u>Land Use/Zoning</u>	<u>Acres</u>
<u>Neighborhood Commercial (C-1)</u>	<u>15</u>
<u>Commercial Recreation (CCR)</u>	<u>41</u>
<u>Waterfront (W)</u>	<u>31</u>
<u>Institutional</u>	<u>18</u>
<u>Agriculture (Floriculture) (PAD)</u>	(see below)

Based on the non-residential water consumption figures above, the water supply capacity needed for CCWD to serve each non-residential use at buildout is as follows:

<u>Land Use/Zoning</u>	<u>Acres</u>
<u>Neighborhood Commercial (C-1)</u>	<u>30,000</u>
<u>Commercial Recreation (CCR)</u>	<u>61,500</u>
<u>Waterfront (W)</u>	<u>77,500</u>
<u>Institutional</u>	<u>9,000</u>
<u>Agriculture (Floriculture) (PAD)</u>	<u>170,000</u>
<u>TOTAL</u>	<u>348,000</u>

Combined Residential and Non-Residential Demand at Buildout

The total annual average water supply capacity needed for the Coastside County Water District to serve combined residential and non-residential buildout is 1.24 million gallons per day.

The total peak day water supply capacity needed for the Coastside County Water District to serve combined residential and non-residential buildout is 2.23 million gallons per day.

EXHIBIT “E”

2.8 Reservation of Capacity for Priority Land Uses

- a. Reserve public works capacity for land uses given priority by the Local Coastal Program as shown on Table 2.7 and Table 2.17. All priority land uses shall exclusively rely on public sewer and water services.
- b. For each public works development phase, reserve capacity adequate to allow priority land uses to develop to the buildout allowed by that phase.
- c. Under the following circumstances, allow public agencies and utilities to reallocate capacity to non-priority land uses: (1) when landowners refuse to pay the assessment fees for public services to serve priority land uses because they desire to keep their land vacant or develop a non-priority land use allowed on the site by the Local Coastal Program, and (2) when a landowner, in response to a written inquiry by a public agency or utility, indicates in writing that he/she does not plan to develop his/her land as a priority land use and will not be using any reserved capacity during a certain phase. The public agency or utility shall calculate the capacity needed to serve the remaining priority land uses. Reserved capacity that is not required for the remaining priority land uses may be reallocated to non-priority land uses after the public agency has gained the approval of the Planning Commission. Before approving the reallocation, the Planning Commission shall make the finding, in writing, that the remaining reserved capacity will be adequate to serve the remaining priority land uses. The reservation of capacity for priority land uses shall be increased during the next phase to compensate priority land uses for this reallocation. At least 50% of the priority land uses planned in each phase must be provided capacity for; that capacity may not be allocated to the next phase.
- d. Allow Coastside County Water District and Montara Water and Sanitary District to allocate priority capacity in accordance with Table 2.17 equivalent to ten standard-size (5/8 inch diameter) service connections (approximately 2,710 gallons per day total) in order to provide municipal water service to residential dwellings which are connected to the public sanitary sewer system, when such a connection is necessary to avert a substantial hardship caused by the failure of a private well serving the dwelling in production quantity or quality as certified by the Director of the Department of Environmental Health Division. For purposes of this policy, “substantial hardship” shall not include any failure which can be remedied by repair or replacement of well equipment or facilities, or relocation of a well on a parcel. Whether substantial hardship exists shall be determined by the Community Development Director Planning Director, following consultation with the Director of Environmental Health and the General Manager of the Coastside County Water District serving water district.

In order to minimize the reduction in water reserved for Coastal Act priority land uses, applications for reallocated water shall include a Water Fixture Retrofit Plan to replace existing water fixtures of the residence applying for the connection with water conserving fixtures. This plan must be reviewed and approved by the ~~Coastside Community Water District~~ General Manager of the serving water district prior to the establishment of the connection, and contain the following:

- (1) A list of all existing fixtures to be retrofitted and their present associated water flow (e.g., gallons/second);
- (2) A list of all proposed fixtures to be installed and their associated water flow;
- (3) The estimated annual water savings resulting from the proposed retrofit, showing all calculations and assumptions; and
- (4) A leak detection test; all leaks shall be repaired, but such repairs shall not be calculated in the estimates of savings.

The ~~Coastside Community Water District~~ inspection personnel of the serving water district shall inspect the water fixtures prior to and following the retrofit to confirm compliance with the approved plan and proper installation.

TABLE 2.17

**AMOUNT OF WATER CAPACITY TO BE RESERVED FOR PRIORITY LAND USES¹
MONTARA WATER AND SEWER DISTRICT CITIZENS UTILITY DISTRICT (MONTARA/MOSS BEACH)**

ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES	PHASE I		BUILDOUT	
	Units	Gallons/Day	Units	Gallons/Day
<u>Coastal Act Priorities</u>				
Marine Related Industrial	--	--	--	--
Commercial Recreation	.57 acres	1,100	.82 acres	1,230
Public Recreation	282 persons	3,200	408 persons	4,080
Floriculture		13,800		20,000 <u>10,000</u>
<u>Essential Public Services²</u>				<u>5,000</u>
<u>Local Coastal Program Priorities</u>				
Specific Developments on Designated Sites Containing Affordable Housing (1) North Moss Beach Site (11 acres)	148	64,380	148	35,816 to 51,504
<u>Other Affordable Housing</u>			<u>20</u>	<u>5,000</u>
Total Water Capacity for Priority Land Uses		82,480		61,126 to 76,814
Percent of Total Water Capacity for Priority Land Uses		10.6%		5.4 to 9.2%
Percent of Buildout Allowed by Phase		50 to 69%		100%
Total Water Capacity		778,800		836,300 to 1,128,700

TABLE 2.17 (continued)

AMOUNT OF WATER CAPACITY TO BE RESERVED FOR PRIORITY LAND USES¹
 COASTSIDE COUNTY WATER DISTRICT (COUNTY JURISDICTION)

ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES	PHASE I		BUILDOUT	
	Units	Gallons/Day	Units	Gallons/Day
<u>Coastal Act Priorities</u>				
Marine Related Industrial	22.85 acres	55,770	29.29 acres	71,870
Commercial Recreation	33.15 acres	61,630	42.50 acres	79,395
Public Recreation	248 persons	2,900	318 persons	3,700
Floriculture		179,400		230,000 <u>220,000</u>
Essential Public Services ²		7,700		9,135 <u>14,135</u>
<u>Local Coastal Program Priorities</u>				
Specific Developments on Designated Sites Containing Affordable Housing (1) North El Granada Site (6 acres) (2) South Moss Beach Site (12.5 acres)	104	39,936	322	77,924 to 112,056
<u>Other Affordable Housing</u>			<u>20</u>	<u>5,000</u>
Consolidated Lots in Miramar	55	20,900	70	16,900 to 24,400
Historic Structures ³ (1) Johnston House	1	1,480	1	1,480

TABLE 2.17 (continued)

**AMOUNT OF WATER CAPACITY TO BE RESERVED FOR PRIORITY LAND USES¹
COASTSIDE COUNTY WATER DISTRICT (COUNTY JURISDICTION)**

ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES	PHASE I		BUILDOUT	
	Units	Gallons/Day	Units	Gallons/Day
Total Water Capacity for Priority Land Uses		369,716		490,404 to 532,036
Percent of Total Water Capacity for Priority Land Uses		29.4%		30.4 to 41.8%
Percent of Buildout Allowed by Phase		59 to 78%		100%
Total Water Capacity		1,257,000		1,273,600 to 1,611,600

NOTES:

- Capacity reserved for additional priority land use development. Does not include existing, developed priority land uses at time of LCP adoption.
- Essential public services include the following uses: Emergency Facilities, Correctional Facilities, Transportation Facilities (public), Utility Facilities, Hospitals, Skilled Nursing Facilities, Intermediate Care Facilities, Libraries, Community Centers, Elementary and Secondary Schools, Institutional Day Care Facilities for Children (Day Care Centers as defined by State law), Adults and the Elderly, Institutional Full-Time Care Facilities for Children and Adults, Institutional Shared Housing Facilities for the Elderly and One-Family Dwellings with Failed Domestic Wells. These services must be provided by a public agency or private non-profit or government-funded (partially or fully) purveyor to be considered an essential public service. The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued.

12,710 gallons/day are reserved for One-Family Dwellings with Failed Domestic Wells. This reservation was calculated by reserving capacity for ten (10) One Family Dwellings, each consuming 271 gallons/day of water. This reservation is allocated as follows:

Coastside County Water District – 7,710 gallons/day (30 units)
Montara Water and Sanitary District – 5,000 gallons/day (20 units)

- In order to qualify for priority, historic structures must meet the criteria contained under LCP Policy 2.37.c(b).

EXHIBIT "F"

1.22 Timing of New Housing Development in the Midcoast

- a. In order to ensure that roads, utilities, schools and other community infrastructure public works are not overburdened by rapid residential growth, require that the following limitations on building permits granted in the Midcoast for the construction of residences, other than affordable housing, be applied beginning in the first calendar year after LCP certification. limit the number of new dwelling units built in the urban Midcoast to 75 units each calendar year.
- b. New dwelling units include each new single-family residential unit, each new unit in a multiple-family residential development, each new unit in mixed-use development, and each new caretaker quarter.
- c. New dwelling units do not include affordable housing units, i.e. subject to income and cost/rent restrictions, and second dwelling units.
- d. The number of new dwelling units built each year means that number of units for which building permits have been issued authorizing construction to commence. The date of building permit issuance does not relate to the date of building permit application.
- e. This annual limit on residential units is not an entitlement, i.e. it does not guarantee that any proposed development will be approved.
- a. ~~125 per year until Phase I sewer and significant new water facilities have both been provided, unless the County Board of Supervisors makes the finding that water or other public works have insufficient capacity, consistent with the protection of sensitive habitats, to accommodate additional growth (see Policy 7.20).~~
- b. ~~125 in the years following the provision of Phase I sewer and significant new water facilities, unless the County Board of Supervisors makes the finding that water, schools and other public works have sufficient capacity to accommodate additional growth. In any year that the Board makes this finding, up to 200 building permits may be granted. The exact number of building permits shall be determined by the Board at the time the finding is made.~~

EXHIBIT “G”

POLICY OF THE SAN MATEO COUNTY BOARD OF SUPERVISORS

In accordance with County Subdivision Regulations, Chapter 9 – Parcel Mergers (Sections 7116-7119 and 7123), and in order to facilitate implementation of the General Plan and Local Coastal Program, the following shall be the policy of the San Mateo County Board of Supervisors:

APPLICABILITY

1. Staff is hereby authorized to initiate a lot merger process for applicable Midcoast properties that are: (a) zoned Single Family Residential (R-1), Multiple Family Residential (R-3) or Resource Management/Coastal Zone (RM-CZ); (b) comprised of “substandard” lots created by a recorded major subdivision; and (c) shown on the attached map included as a part of this exhibit. Substandard lots located within the Caltrans owned Devil’s Slide Bypass property are excluded from this lot merger process.
2. Applicable properties are lands that possess all of the following conditions:
 - a. At least two contiguous lots or parcels are owned by the same person or entity under the same name, i.e., in common ownership, and
 - b. At least one lot or parcel is undeveloped, or is developed only to the extent described in Subdivision Regulations Section 7118, and
 - c. The area of at least one lot is less than:
 - (1) R-1 or R-3 zoning district – 4,500 sq. ft.
 - (2) RM-CZ zoning district – 5,000 sq. ft.
3. Lots on applicable properties zoned R-1 or R-3 shall be merged up to a parcel area that is either a. or b. below, whichever is larger:
 - a. At least 5,000 sq. ft., plus the area of any remaining contiguous lot(s) that cannot be merged along existing lot lines into a separate parcel that is at least 5,000 sq. ft., or
 - b. At least the minimum parcel size for the applicable zoning district, plus the area of any remaining contiguous lot(s) that cannot be merged along existing lot lines into a separate parcel that is at least the minimum parcel size for the zoning district.

4. Lots on applicable properties zoned RM-CZ shall be merged with the goal aggregating lots to at least five (5) acres parcel area.

PROCEDURE

1. For undeveloped parcels comprised of at least two substandard lots and developed parcels comprised of at least three substandard lots, the following two-phased lot merger process shall occur:
 - a. Phase 1 – Voluntary Merger
 - (1) Phase 1 shall begin on the effective date of this resolution and last for up to 21 months.
 - (2) Within three months of the effective date of this resolution, County Planning staff shall complete the following:
 - (a) Mail a notice to the owner of each parcel containing lots eligible for merger under the terms of this resolution. The notice shall explain the phased process described in this resolution, including the voluntary merger with incentives provisions, and how to apply for lot merger:
 - (b) Coordinate with the County Assessor to establish a Phase 1 monitoring program to identify when a substandard lot eligible for merger changes ownership such that it is no longer eligible for merger.
 - (3) No later than three months after the effective date of this resolution, a voluntary merger period shall begin. The voluntary merger period shall last for 18 months unless terminated in accordance with the following provision.

If at any time during the voluntary merger period more than three ownership changes occur such that lots eligible for merger are no longer eligible, Phase 1 shall terminate, and Phase 2 shall begin.
 - (4) During the voluntary merger period, any property owner who requests merger shall receive a non-expiring voucher that entitles the bearer to one of the benefits described below. The voucher may be applied to a new housing unit or improvement of an existing unit on the merged parcel.
 - (a) Up to 250 sq. ft. bonus floor area (pending final approval), or
 - (b) \$1500 (new unit)/\$300 (existing unit) or 5% reduction in building permit fees, whichever is greater, or

- (c) Up to 1 covered space reduction in the parking requirement, or
- (d) For an affordable housing unit, i.e., subject to an income and cost/rent restriction contract with San Mateo County, all of the following:
 - Up to 250 sq. ft. bonus floor area,
 - Up to 1 covered space reduced parking,
 - Ability to obtain a priority reserved water connection, and
 - Waive permit fees; expedite permit processing.

The voucher would be redeemed at the time of building permit application, at which time, the bear of the voucher would select the benefit to be received.

- (5) The process for voluntary merger shall be in accordance with the provisions of Subdivision Regulations Section 7123.

b. Phase 2 – Mandatory Merger

- (1) Phase 2 shall begin when Phase 1 terminates, and in no case no later than 21 months from the effective date of this resolution.
- (2) Applicable substandard lots not voluntarily merged during Phase 1 shall be merged in accordance with the process mandated by Subdivision Regulations Section 7119, as summarized below:

(a) Recording a Notice of Intention to Determine Status

A “Notice of Intention to Determine Status” is prepared, recorded, and simultaneously mailed to the affected property owner. This notice informs the property owner that the County has identified his or her property for possible merger.

(b) Hearing to Determine Status

The property owner may then request a hearing before the Community Development Director. At the hearing, the property owner may present evidence to show that the property does not meet the criteria for merger.

(c) Merger Determination

If the Community Development Director determines that the property continues to meet the criteria for merger, a "Notice of Merger" is recorded. If not, a release of the "Notice of Intention to Determine Status" is recorded.

(d) Appeals

The property owner may appeal the Community Development Director's decision to the Planning Commission, with further appeal possible to the Board of Supervisors.

2. For developed parcels comprised of two substandard lots, lot merger shall occur at that time when an application has been received to construct, enlarge or demolish a house on the parcel. The merger shall be in accordance with the process mandated by Subdivision Regulations Section 7119, as summarized in the preceding section of this resolution.

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Midcoast LCP Update Project

 Proposed Lot Merger Area

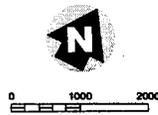
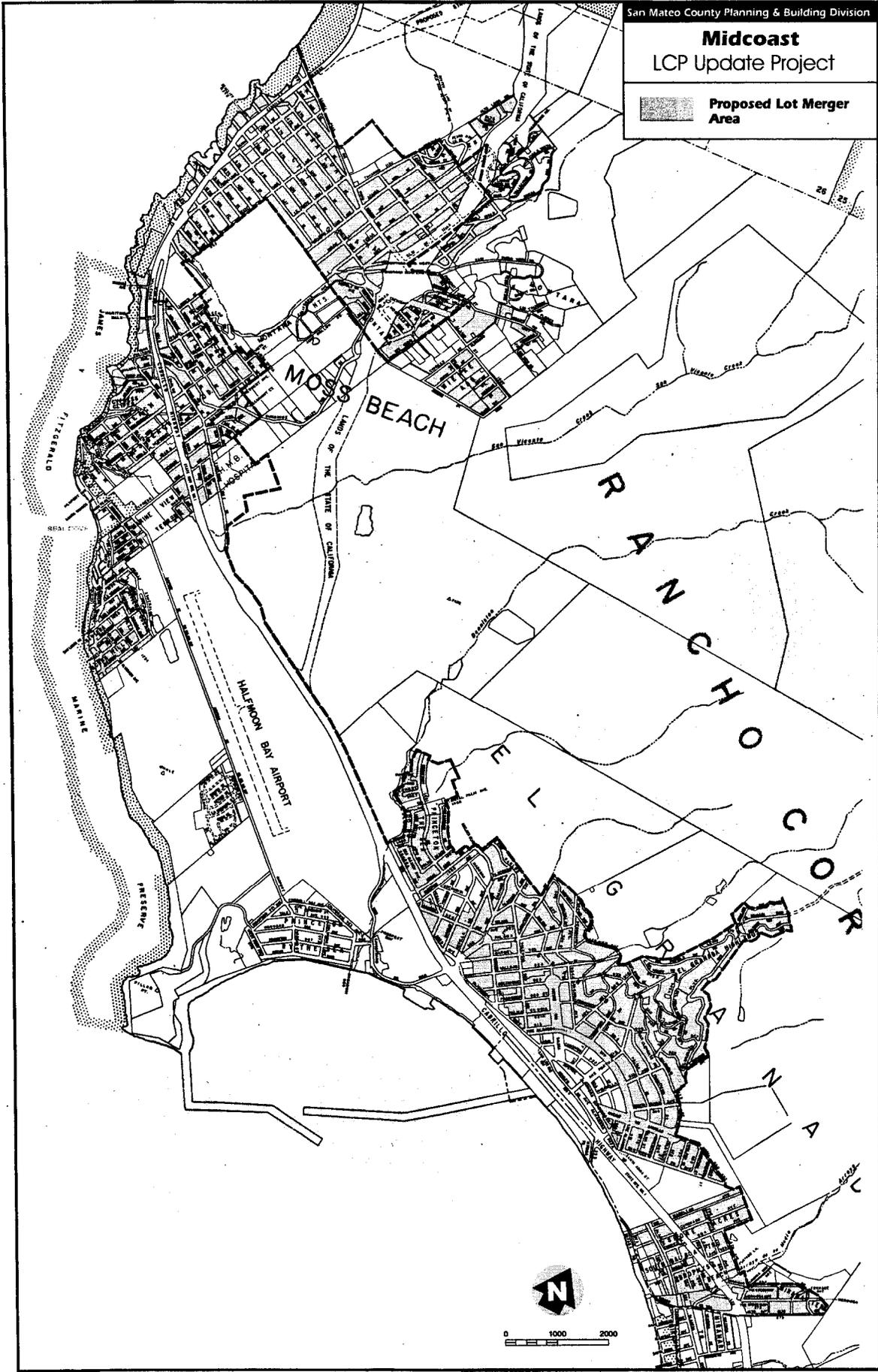


EXHIBIT “H”

2.51 Traffic Mitigation

In the Midcoast LCP Update Project Area, as shown on Map 1.3, require Transportation Demand Management (TDM) measures for new development which generates a net increase of more than 50 peak hour trips per hour at any time during the a.m. or p.m. peak period. TDM measures can include establishing a shuttle service, subsidizing transit for employees, charging for parking, establishing a carpool or vanpooling program, having a compressed work week, providing bicycle storage facilities and showers, or establishing a day care program.

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EXHIBIT "I"

2.50 Route 1 and Route 92 Phase I Capacity Limits

- a. On Route 92, limit Phase I improvements to: (1) slow vehicle lanes on uphill grades, and (2) the following operational and safety improvements within the existing alignment or lands immediately adjacent: elimination of sharp curves, lane widening, wider shoulders to allow passage for emergency vehicles and signals at major intersections.
- b. On Route 1, limit Phase I improvements to: (1) slow vehicle lanes on uphill grades and the following operational and safety improvements within the existing alignment or lands immediately adjacent: elimination of sharp curves, lane widening, wider shoulders to allow passage for emergency vehicles and signals at major intersections; and (2) construction of a tunnel for motorized vehicles only behind Devil's Slide through San Pedro Mountain. The tunnel design shall be consistent with (a) Coastal Act limits restricting Route 1 to a two-lane scenic highway, and (b) minimum State and federal tunnel standards. A separate trail for pedestrians and bicycles shall be provided outside the tunnel as specified in Policy 2.56a.
- c. When CalTrans determines that the original Devil's Slide Bypass Alignment, also know as the "Adopted Alignment," between Sunshine Valley Road and McNea Ranch State Park, is no longer needed for highway purposes, i.e. as a right-of-way, the County will:
 - (1) Designate the former right-of-way as a Linear Park and Trail.
 - (2) Revise the zoning of the former right-of-way to implement the Linear Park and Trail designation.
 - (3) Permit existing roads which cross the former right-of-way to remain.
 - (4) Permit water supply source and distribution facilities within the former right-of-way.

EXHIBIT “J”

11.13 Trails

a. The County Trails Plan establishes a trails program for the Coastal Zone with the objective of: (1) connecting major shoreline to inland park and recreation facilities and trails, and (2) linking existing and proposed recreation facilities along the coast.

b. Designate the following as Local Coastal Program trails:

(1) Coastal Trail as delineated by the State Coastal Conservancy.
~~Proposed Pacific Ocean Corridor Trail of the State Department of Parks and Recreation.~~

(2) Other LCP trails proposals:

(a) Montara Mountain Gulch Trail connecting ~~Point Montara Lighthouse to the Gregorio Trail~~ between Montara State Beach and San Pedro Park near the McNee Ranch.

(b) Pilarcitos, Scarper View, Midcoast Foothill, and Old San Pedro Road Trails, as shown in the County Trails Plan.

When the County Trails Plan is amended, the Scarper View Trail could be more precisely described as located on Mirada Surf West, Mirada Surf East, Quarry Park, and other publicly owned properties.

~~(b)~~

(c) Half Moon Bay to Huddart Park Trail connecting Half Moon Bay State Beach near via Higgins Road to ~~the Gregorio Trail~~ from Huddart County Park.

~~(c)~~

(d) Purisima Creek to Huddart County Park Trail connecting from Route 1 near via Purisima Creek Road to ~~the Gregorio Trail~~ from Huddart County Park.

~~(d)~~

(e) Martin’s Beach to Huddart County Park Trail connecting from Martin’s Beach via the Lobitos Creek cut-off and Tunitas Creek Road to Huddart County Park.

~~(e)~~
(f) San Gregorio State Beach to Town of Pescadero Trail connecting San Gregorio State Beach to the communities of San Gregorio and Pescadero via La Honda Road and Stage Road.

~~(f)~~
(g) Gazos Creek Coastal Access to Butano State Park Trail connecting Gazos Creek Coastal Access to Butano State Park via Gazos Creek Access Road.

(3) Trails offered by property owners for public use.

11.27 Improvement, Expansion and Maintenance of Public Recreation

- a. Continue to provide for the improvement, expansion and maintenance of the Fitzgerald Marine Reserve and San Pedro Valley Park.
- b. Support efforts to add the Devil's Slide bypass roadway alignment to adjoining park units, including, but not limited to, the Golden Gate National Recreation Area.
- ~~b.~~
- c. Explore developing a contractual agreement with the State Department of Parks and Recreation which would allow the County to maintain and operate State-owned recreation areas with reimbursement for these expenses by the State Department of Parks and Recreation.
- ~~c.~~
- d. Undertake the development and maintenance of ~~Gregorio/Murphy and~~ LCP proposed trails, including the Coastal Trail, with reimbursement for these activities by the State of California to the greatest extent possible.
- ~~d.~~
- e. Collect in-lieu fees and contribute these and other minor funds to the appropriate County fund including, but not limited to, the Midcoast Parks Development Fund administered by the Parks and Recreation Division. ~~County's general funds and u~~Use these funds to: (1) develop County public recreation facilities, including trails, and (2) provide matching funds for State and federal recreation programs in accordance with the priorities in Policy 11.23.
- ~~e.~~
- f. Sign major public recreation areas and commercial recreation areas consistent with Policy 11.16.

EXHIBIT “K”

2.56 Improvements for Bicycle and Pedestrian Trails

- a. Require, if funds are available, that CalTrans provide adjacent or separate facilities for bicycle and pedestrian trails in accordance with the policies of the Recreation and Visitor-Serving Facilities Component and the County Bikeways Plan. If a tunnel is constructed behind Devil’s Slide, require as part of the project that CalTrans construct a bicycle and pedestrian trail outside the tunnel.
- b. Require, as a minimum, that CalTrans provide adequate right-of-way on new or expanded roadways to allow the future development of bicycle and pedestrian trails in accordance with the policies of the Recreation and Visitor-Servicing Facilities Component and the County Bikeways Plan.
- c. Through coordination with CalTrans, promote the development of a continuous Midcoast pedestrian/bicycle/multi-purpose path parallel to Highway 1 within the right-of-way.
- d. Through coordination with CalTrans, promote the development of above and below ground pedestrian crossings at the Midcoast locations along Highway 1 shown as “Proposed Safe Crossing” in the Midcoast Recreational Needs Assessment – Map 3.
- e. When warranted by the size of Highway 1 projects in the Midcoast, require that CalTrans:
 - (1) Develop a pedestrian/bicycle/multi-purpose path parallel to the portion of Highway 1 where the project is located, and/or
 - (2) At locations shown as “Proposed Safe Crossing” in the Midcoast Recreational Needs Assessment, develop an above or below ground pedestrian crossing.

11.26 Requirements for Trails and Recreational Development

- a. Require the dedication by public agencies of trail easements along the routes of the Gregorio/Murphy and LCP Trails Program, including the Pacific Ocean Corridor Trail after submission by the State Department of Parks and Recreation of an acceptable alignment.
- b. Require some provision for public recreation for each development permit for a land division within the Coastal Zone. Require either: (1) the dedication of trail easements when the division affects land along the routes of Gregorio/Murphy and LCP Trails Program trails, including the Pacific

Ocean Corridor Trail, after submission by the State Department of Parks and Recreation of an acceptable alignment, or (2) the payment of in-lieu fees in areas outside a trail corridor. Base the amount of the land to be dedicated or the fees to be paid on a graduated scale related to the size, type, and adverse impact on the development of open space recreational opportunities or coastal access.

- c. Require CalTrans, as a condition of granting development permits for expansion of State roads for improvements for bicycles in the Coastal Zone, to provide adequate right-of-way and construct bikeways in conformance with the standards and types of bikeway construction contained in the County's Bikeways Plan.
- d. Through coordination with CalTrans, promote the development of a continuous Midcoast pedestrian/bicycle/multi-purpose path parallel to Highway 1 within the right-of-way.
- e. Through coordination with CalTrans, promote the development of above and below ground pedestrian crossings at the Midcoast locations along Highway 1 shown as "Proposed Safe Crossing" in the Midcoast Recreational Needs Assessment – Map 3.
- f. When warranted by the size of Highway 1 projects in the Midcoast, require that CalTrans:
 - (1) Develop a pedestrian/bicycle/multi-purpose path parallel to the portion of Highway 1 where the project is located, and/or
 - (2) At locations shown as "Proposed Safe Crossing" in the Midcoast Recreational Needs Assessment, develop an above or below ground pedestrian crossing.

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EXHIBIT “L”

3.17. Incentives for Midcoast Affordable Housing

Provide the following incentives for voluntary development of affordable housing units on Midcoast parcels other than the designated housing sites:

- a. Any property that is (1) developed with an affordable (very low, low or moderate income) housing unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County, and (2) located in an urban Midcoast zoning district where residential units are permitted, may receive reserved water supply capacity to the extent authorized by LCP Tables 2.7 and 2.17, respectively.

- b. In addition, any substandard lot smaller than 4,500 sq. ft. in area and not in common ownership with contiguous lots that is (1) developed with an affordable (very low, low or moderate income) housing unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County, and (2) located in a Midcoast residential zoning district, shall be entitled to:
 - (1) Up to 200 sq. ft. bonus garage floor area, i.e., in excess of the building floor area limit; and

 - (2) Up to one covered parking space reduction in the parking requirement.

EXHIBIT “M”

- 1.35 All new land use development and activities shall comply with the requirements of the existing Countywide Stormwater Pollution Prevention Program (STOPPP), including best management practices and performance standards. The minimum STOPPP requirements are shown in the Appendix that is a part of this component.

APPENDIX

MINIMUM STORMWATER POLLUTION PREVENTION PROGRAM REQUIREMENTS

1. All New Development

All new development, including remodeling of existing buildings, shall comply with the following minimum requirements:

- a. Avoid or minimize and mitigate the potential adverse impacts to water quality from new development by using pre-construction, during construction, and post-construction best management practices.
- b. Prevent the flow of liquid building materials and wastes onto impervious surfaces and into storm drains and waterways.
- c. Prevent construction equipment, building materials and piles of soil from contact with rain using plastic sheeting or other temporary cover, and contact with stormwater using berms, ditches, and other methods.
- d. Contain vehicle and equipment cleaning, storage, maintenance, and refuse and recycling areas to prevent runoff from discharging into the storm drain system.
- e. Clean up leaks and spills immediately to prevent soil and groundwater contamination, contact with paved surfaces, and discharge into the storm drain system.
- f. Use silt ponds, berms and other techniques to trap sediment, spilled liquids and other pollutants.
- g. Employ site planning and construction methods to reduce the need for pesticides and contaminants, and prevent contact with stormwater.

2. New Development that Alters the Land

In addition to the requirements listed in 1. above, new development, construction or other activities that disturb or otherwise alter the land shall comply with the following minimum requirements:

- a. Where the potential for significant erosion from construction activities exists, prepare and implement an erosion and sediment control plan that includes effective erosion and sediment control measures.
- b. Protect sensitive areas, minimize changes to the natural topography, and avoid removing existing vegetation unless absolutely necessary.

- c. Protect undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers, filters, dikes, mulching and other measures as appropriate.
- d. Reduce the amount of impervious surface areas, and use permeable pavement where feasible.
- e. Reduce the amount of runoff crossing construction sites by constructing berms, swales and dikes and diverting drainage ditches. Use berms or temporary check dams to reduce the velocity of stormwater runoff.
- f. Use landscaping to collect, detain and filter surface runoff, and design landscaping to minimize the use of irrigation, fertilizers and pesticides.
- g. Prevent erosion and trap sedimentation onsite using sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, and storm drain inlet protection.
- h. Control erosion on slopes by seeding and planting vegetation, and using hay bales, temporary drainage swales, silt fences and berms.
- i. Restrict land clearing, earth moving, and excavation and grading activities to during dry weather, i.e., between April 15th and October 15th of each year.
- j. Separate construction sites from storm drains with berms and filters, stabilize denuded areas, and maintain erosion and sedimentation controls during wet weather, i.e., between October 15th and April 15th of each year.
- k. Provide for ongoing operation and maintenance of installed stormwater treatment measures.
- l. As applicable based on project size, secure a Construction Activity Stormwater General Permit from the San Francisco Bay Area Regional Water Quality Control Board.

3. Specific New Development, Uses or Activities

In addition to the requirements listed in 1. and 2. above, new development, uses or activities in the following categories shall comply with specific STOPPP stormwater pollution prevention requirements.

- a. Heavy Equipment Operation
- b. Earth Moving Activities
- c. Roadwork and Paving
- d. Applying Concrete/Mortar
- e. Applying Paint, Solvents and Adhesives

- f. Swimming Pools, Spa and Fountains
- g. Landscaping/Gardens
- h. Parking Garages
- i. Outdoor Equipment/Materials Storage
- j. Refuse Areas
- k. Vehicle/Equipment Cleaning, Repair and Maintenance
- l. Fuel Dispensing Areas
- m. Loading Docks
- n. Food Service Equipment Cleaning
- o. Pesticide/Fertilizer Application

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EXHIBIT “N”

PURPOSE, MEMBERSHIP AND ROLE OF MIDCOAST STORMWATER DRAINAGE COMMITTEE

PURPOSE

The purposes of the Midcoast Stormwater Drainage Committee are to:

1. Discuss Midcoast stormwater drainage, flooding, and non-point source pollution issues.
2. Develop effective solutions that reduce the potential for flooding in the Midcoast.
3. Make recommendations, as necessary, to the Board of Supervisors.

MEMBERSHIP

The Stormwater Drainage Committee membership will be as follows:

1. Chair of the Midcoast Community Council
2. Director of Public Works
3. Community Development Director
4. General contractor with Midcoast experience (selected by the Board of Supervisors)
5. Community member (selected by the Midcoast Community Council)

STAFFING

The Stormwater Drainage Committee will be staffed by County planning and engineering personnel. As necessary, County staff would conduct professional technical analysis of identified issues, develop alternatives and design preferred improvements.

MEETINGS

The Stormwater Drainage Committee will begin a series of meetings within 60 days of Board of Supervisors approval. These meetings will evaluate and seek solutions for current Midcoast drainage. As drainage issues arise, any member of the Committee may schedule future meetings.

BYLAWS

The Stormwater Drainage Committee will appoint a chair and develop a set of bylaws that specify Committee procedures.

EXHIBIT “O”

RESPONSIBILITIES ASSIGNED TO THE COUNTY BY LCP POLICIES

Notice of Violation

Staff shall promptly record a Notice of Violation for any newly created illegal parcel, in accordance with Government Code Section 66499.

Review of Public Works Projects

Staff shall require public agencies to (1) submit a list of the proposed public works projects recommended for construction during the ensuing fiscal year, for the Planning Commission review, and (2) prepare 5-year capital improvement plans for Planning Commission review.

Increased Commuter Transit Use

Staff shall collaborate with SamTrans in planning the development of a park and ride facility near the intersection of Highways 1 and 92 which could be used as a bus loading zone for Bayside commuters.

Alternative Housing Techniques

Staff shall continue evaluating methods to provide affordable housing in the Midcoast, including incentives for dispersed affordable units on non-conforming parcels/substandard lots.

Coastal Access Acquisition and Development Fund

Staff shall reestablish the Coastal Access Acquisition and Development Fund.

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EXHIBIT “P”

10.41 Lead Agency Major Shoreline Access Provider

Encourage the State Department of Parks and Recreation to continue assuming e the a major role responsibility for in the acquisition, development, and maintenance of public shoreline access along the coast.

10.44 Major Shoreline Access Facilitator

Encourage the State Coastal Conservancy to continue assuming a major role in funding and facilitating the acquisition, development, and maintenance of public shoreline access along the coast.

10.49 San Mateo County Harbor District

Encourage the San Mateo County Harbor District to continue its efforts developing and maintaining public shoreline access on the District’s coastal properties.

10.50 National Park Service

Encourage the National Park Service to acquire, develop, and maintain public shoreline access on coastal land in the Golden Gate National Recreation Area.

11.24 Priorities for the Expenditure of Public Funds

- a. Establish the following priorities for the expenditure of public funds on public recreation and visitor-serving facilities, based on the level of existing development and need:
 - (1) Improve and maintain existing public recreation areas in the Midcoast.
 - (2) Develop and maintain necessary visitor-serving facilities, such as rest areas, public restrooms, drinking water, campgrounds, within existing public recreation areas.
 - (3) Expand recreational opportunities through the provision of trails and youth hostels.
 - (4) Acquire and develop for recreational use lands which are adjacent to and would expand the size of existing publicly owned recreation areas.
 - (5) Acquire and develop for recreational use lands which would introduce a public recreation area into a section of the Coastal Zone where no public recreation areas now exist.

- (6) Acquire and develop lands designated as community parks.
- b. Use the following priorities when expending County funds for trails:
 - (1) Implement the Coastal Trail. ~~Gregorio Trails Program as adopted by the County Board of Supervisors.~~
 - (2) Implement the other Local Coastal Program trails ~~proposals~~. identified in LCP Policy 11.13.
- c. Regularly reassess these priorities as new public recreation and visitor-serving facilities development takes place in the Coastal Zone.
- d. Encourage low cost facilities in privately developed visitor-serving facilities, particularly hotels and motels.

11.25 Requirement that State Parks Development Conform to the Local Coastal Program

- a. Require that the State Department of Parks and Recreation, as part of any application for a Coastal Development Permit, and in addition to any other submittals required, submit a long-range plan for any park unit proposed for improvement which includes: (1) the development plan, including the location of all proposed structures, parking areas, trails, recreation facilities and any proposed alterations of the natural environment, (2) a map of sensitive habitats and lands which are needed for the protection and vital functioning of sensitive habitats and (3) evidence of how agriculture has been considered in the planning of each park unit by (a) demonstrating how the Department will continue or renew the maximum amount of prime agricultural land and other lands suitable for agriculture in agricultural production within each park unit and (b) providing site specific justifications, which are consistent with the criteria for conversion in the Agriculture Component, for converting prime agricultural land or other lands suitable for agriculture to non-agricultural use, and (4) any capital outlay projects proposed for the subsequent one-year period.
- b. Require, prior to granting a development permit to the State Department of Parks and Recreation, that the development and the long-range park unit plan be found consistent with the certified Local Coastal Program, or with a public works plan approved by the California Coastal Commission.
- ~~c. Encourage the State Department of Parks and Recreation to specify an alignment for the Pacific Ocean Corridor Trail, including design and locational requirements. This alignment should include trails along Route 1 proposed in the Shoreline Access Component and shall be shown in each applicable park unit long-range plan.~~

11.28 Role of the State Department of Parks and Recreation

- a. Designate the State Department of Parks and Recreation as the primary agency for the acquisition, development and maintenance of public recreation and visitor-serving facilities in the Coastal Zone.
- b. Encourage the Department to contribute the major portion of funds for the development, expansion and maintenance of public recreation and visitor-serving facilities in accordance with the priorities and policies of this component.
- c. ~~Encourage~~ ~~Designate~~ the State Department of Parks and Recreation as ~~the agency~~ to develop and maintain segments of the Coastal Trail on State-owned property ~~the Pacific Ocean Corridor Trail~~, in conjunction with the shoreline access trails.
- d. Consider the possibility of having the County undertake the maintenance of the facilities with reimbursed funds.

11.29 Role of the State Coastal Conservancy

- a. Request the State Coastal Conservancy to contribute funds to acquire land or interests in land in the areas surrounding public beaches, parks and nature preserves when private development would clearly damage the resource values of the public land.
- b. Support and facilitate the efforts of the State Coastal Conservancy to coordinate the development of the Coastal Trail, including delineation of the Coastal Trail alignment.&&

11.30 Encourage San Mateo County Harbor District

Encourage the San Mateo County Harbor District to continue its efforts providing public recreation and visitor-serving facilities on the District's coastal properties, including provision of shoreline access and trails.

11.31 Encourage National Park Service

Encourage the National Park Service to provide public recreation and visitor-serving facilities on coastal land in the Golden Gate National Recreation Area, including provision of shoreline access and trails.

EXHIBIT “Q”

1.3 Resolving Policy Conflicts

Where conflicts occur between one or more LCP policies, resolve them in a manner which on balance is the most protective of significant coastal resources. This provision does not affect nor limit the Coastal Commission's authority under Public Resources Code Section 30007.5.

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EXHIBIT “R”

1.5b Permit in urban areas land uses designated on the LCP Land Use Plan Maps and conditional uses up to the densities specified in Tables 1.2 and 1.3. The use and amount of development allowed on a parcel, including parcels in areas designated “General Open Space,” “Agriculture,” or “Public Recreation-Community Park” on the General Plan Land Use Map within the urban boundary in the Coastal Zone, shall be limited to the uses and to the amount, density and size of development permitted by the Local Coastal Program, including the density credit requirements of Policy 1.8c and Table 1.3.

*1.7 Designation of Rural Areas

Designate as rural those lands shown outside the urban/rural boundary on the ~~Local Coastal Program~~ LCP Land Use Plan Maps, in effect on March 25, 1986, that were designated Agriculture, General Open Space, Timber Preserve, or Public Recreation on that date.

1.8b Permit in rural areas land uses designated on the ~~Local Coastal Program~~ LCP Land Use Plan Maps, and conditional uses up to the densities specified in Tables 1.2 and 1.3.

1.9a In rural areas, designated as General Open Space on the LCP Land Use Plan Maps, require the applicant for a land division, as a condition of approval, to grant to the County (and the County to accept) a conservation/open space easement containing a covenant, running with the land in perpetuity, which limits the use of the land covered by the easement to uses consistent with open space (as defined in the California Open Space Lands Act of 1972 on January 1, 1980).

1.12b Permit in rural service centers the land uses designated on the LCP Land Use Plan Maps and at densities specified in Tables 1.2 and 1.3.

1.15 Land Uses and Development Densities in Rural Residential Areas

Permit in rural residential areas the land use designated on the LCP Land Use Plan Maps and at densities specified in Tables 1.2 and 1.3.

1.16 Definition and Establishment of Urban/Rural Boundary

Define urban/rural boundary as a stable line separating urban areas and rural service centers from rural areas in the Coastal Zone and establish this line on the LCP Land Use Plan Maps.

1.20 Lot Consolidation

According to the densities shown on the LCP Land Use Plan Maps, consolidate contiguous lots, held in the same ownership, in residential subdivisions in Seal Cove to minimize risks to life and property and in Miramar to protect coastal views and scenic coastal areas.

1.33 Land Use and Development Density for Farm Labor Housing Areas

Permit, in Farm Labor Housing areas, the land uses designated on the LCP Land Use Plan Map and at densities specified in Table 1.2.

*TABLE 1.3

MAXIMUM DENSITY CREDITS

In the rural areas of the Coastal Zone designated on the LCP Land Use Plan Map: Agriculture, Open Space, or Timber Production ~~which are zoned Planned Agricultural District, Resource Management/Coastal Zone, or Timberland Preserve/Coastal Zone~~, determine the maximum number of density credits to which any legal parcel is entitled by using the method of calculation shown below, and further defined by the Planned Agriculture, Resource Management-Coastal Zone, and Timberland Preserve-Coastal Zone Zoning District regulations. All legal parcels shall accumulate at least one density credit. Except as provided in Policy 5.11, the sum of the density credits on parcels created by a land division shall not exceed the total credits on the original parcels or parcels divided.

A. Prime Agricultural Lands

One density credit per 160 acres for that portion of a parcel which is prime agricultural land as defined in Policy 5.1 (i.e., the number of acres of Prime Agricultural Land divided by 160).

B. Lands With Landslide Susceptibility

One density credit per 160 acres for that portion of a parcel which lies within any of the three least stable categories (Categories V, VI and L) as shown on the U.S. Geological Survey Map MF 360, "Landslide Susceptibility in San Mateo County" or its current replacement (i.e., the number of acres of land susceptible to landslides divided by 160).

C. Land With Slope 50% or Greater

One density credit per 160 acres for that portion of a parcel which has a slope 50% or greater (i.e., the number of acres of land with a slope 50% or greater divided by 160).

D. Remote Lands

One density credit per 160 acres for that portion of a parcel over 1/2 mile from a public road that was an existing, all-weather through public road before the County Local Coastal Program was initially certified in November 1980 (i.e., the number of acres of remote land divided by 160).

E. Land With Slope 30% But Less Than 50%

One density credit per 80 acres for that portion of a parcel which has a slope 30% but less than 50% (i.e., the number of acres of land with a slope 30%, but less than 50% divided by 80).

F. Land Within Rift Zones or Active Faults

One density credit per 80 acres for that portion of a parcel which is located within the rift zone or zone of fractured rock of an active fault as defined by the U.S. Geological Survey and mapped on USGS Map MF 355, "Active Faults, Probably Active Faults, and Associated Fracture Zones in San Mateo County," or its current replacement (i.e., the number of acres of land within rift zones or active faults divided by 80).

G. Lands Within 100-Year Floodplain

One density credit per 60 acres for that portion of a parcel falling within a 100-year floodplain as most recently defined by the Federal Emergency Management Agency, the U.S. Geological Survey, or the U.S. Army Corps of Engineers (i.e., the number of acres of land within the 100-year floodplain divided by 60).

H. Land With Slope 15% But Less Than 30%

One density credit per 60 acres for that portion of a parcel with a slope in excess of 15% but less than 30% (i.e., the number of acres of land with a slope 15%, but less than 30% divided by 60).

I. Land Within Agricultural Preserves or Exclusive Agricultural Districts

One density credit per 60 acres for that portion of a parcel within agricultural preserves or the Exclusive Agricultural Districts as defined in the Resource Conservation Area Density Matrix policy on March 25, 1986 (i.e., the number of acres of land within Agricultural Preserves or Exclusive Agricultural Districts divided by 60).

J. All Other Lands

One density credit per 40 acres for that portion or portions of a parcel not within the above areas (i.e., the number of acres of all other land divided by 40).

K. Bonus Density Credit for New Water Storage Capacity

One bonus density credit shall be allowed for each 24.5 acre feet of new water storage capacity demonstrated to be needed and developed for agricultural cultivation or livestock. Water from this storage may be used only for agricultural purposes. These bonus credits may be used on site or transferred to another parcel. However, none of the credits may be used on prime agricultural lands or in scenic corridors. Use of the credits shall be subject to Planning Commission approval in accordance with the provisions of this and other County ordinances.

If the same portion of a parcel is covered by two or more of the subsections A. through J., the density credit for that portion shall be calculated solely on the basis of the subsection which permits the least density credit.

2.22a Require, as a condition of granting a permit for expansion of sewage treatment facilities, that sanitary sewer connections be limited to the urban areas and rural residential areas as shown on the LCP Land Use Plan Map. Exclude property located outside the urban boundary and rural residential areas from assessment for sewage treatment facilities by SAM or its member agencies.

2.22d If it is impossible for the County Environmental Health Division or another agency to assume responsibility for monitoring septic tanks, maintain existing sewer district boundaries and divide districts into rural and urban zones. Accordingly,

- (1) Make the boundaries of the urban zone, where sanitary sewer connections are provided, correspond to the urban areas and rural residential areas, as shown on the LCP Land Use Plan Map.
- (2) Restrict the activities in the rural zone to monitoring and inspecting septic tanks. Prohibit sanitary sewer connections in this rural zone.
- (3) Adjust the sewer district fees in the rural zone to reflect the lower level of service and minimize growth inducement.

2.23 Locating Sites for Sewage Treatment Plants

a. Designate the existing site of the Montara Treatment Plant as Institutional on the LCP Land Use Plan Map. Allow a sewage treatment plant or pumping station to be constructed there. If SAM or its member utility, the

Montara Sanitary District, does not use this site for expanded or additional sewage treatment facilities, change the site's designation to general open space on the LCP Land Use Plan Map.

- b. Reserve public pedestrian access on the seaward side of this Montara site and connect it to proposed trails at both ends consistent with the policies of the Shoreline Access Component.
- c. Designate a site, approximately 2 to 3 acres in size, north of California Avenue near Yale Avenue on the property of the Half Moon Bay Airport, as Institutional on the LCP Land Use Plan Map. Allow a sewage treatment plant or pumping station to be constructed there subject to FAA approval. If Granada Sanitary District does not use this site for expanded or additional sewage treatment, change the site's designation to Transportation on the LCP Land Use Plan Map.

3.14a Midcoast: Locate affordable housing in the following locations:

- (1) All designated affordable housing sites in the urban area (within the urban boundary) defined in the Locating and Planning New Development Component.
- (2) ~~Other affordable housing within the urban boundary, or~~ Elsewhere in the urban area, where affordable housing units specified in LCP Policies 3.18, 3.19, 3.20 and 3.21 are permitted, including mobile homes, second units, and affordable units derived from density bonus provisions.
- (3) In the rural area (outside the urban boundary), affordable housing units as specified in LCP Policies 3.22 and 3.23.

4.3a Prospect drilling and production of oil and gas wells may be permitted by oil and gas well permit on parcels designated on the LCP Land Use Plan Map: Open Space, Timber Production, Agriculture, or General Industrial ~~in the following zones: Resource Management (RM), Timber Preserve Zone (TPZ), Planned Agricultural District (PAD), Heavy Industrial (M-2), Agricultural (A-1), and Exclusive Agricultural (A-2).~~ Unless acceptable mitigation measures to the maximum feasible extent can be undertaken, prohibit wells and appurtenant facilities from locating in scenic corridors, hazardous areas, and recreation areas. Prohibit wells on prime agricultural soils and in sensitive habitats.

*5.2 Designation of Prime Agricultural Lands

Designate any parcel which contains prime agricultural lands as Agriculture on the Local Coastal Program Land Use Plan Map, subject to the following exceptions: State Park lands existing as of the date of Local Coastal Program certification, ~~urban areas~~, rural service centers, and solid waste disposal sites necessary for the health, safety, and welfare of the County.

*5.4 Designation of Lands Suitable for Agriculture

Designate any parcel, which contains other lands suitable for agriculture, as Agriculture on the Local Coastal Program Land Use Plan Map, subject to the following exceptions: ~~urban areas~~, rural service centers, State Park lands existing as of the date of Land Use Plan certification, and solid waste disposal sites necessary for the health, safety and welfare of the County.

6.2 Appropriate Location for Aquaculture

Permit aquaculture on parcels designated on the LCP Land Use Plan Map: General Industrial, Open Space, or Agriculture ~~in the Light Industrial, Resource Management, and Planned Agricultural Districts~~. The Department of Fish and Game may also identify appropriate sites for aquaculture facilities consistent with Section 30411(c) of the Public Resources Code.

7.12 Permitted Uses in Buffer Zones

Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors, (2) residential uses on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists, (3) on parcels designated on the LCP Land Use Plan Map: Agriculture, Open Space, or Timber Production ~~in Planned Agricultural, Resource Management and Timber Preserve Districts~~, residential structures or impervious surfaces only if no feasible alternative exists, (4) crop growing and grazing consistent with Policy 7.9, (5) timbering in “streamside corridors” as defined and controlled by State and County regulations for timber harvesting, and (6) no new residential parcels shall be created whose only building site is in the buffer area.

7.13 Performance Standards in Buffer Zones

Require uses permitted in buffer zones to: (1) minimize removal of vegetation, (2) conform to natural topography to minimize erosion potential, (3) make provisions (i.e., catch basins) to keep runoff and sedimentation from exceeding pre-development levels, (4) replant where appropriate with native and non-invasive exotics, (5) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor, (6) remove vegetation in or adjacent to manmade agricultural ponds if the life of the pond is endangered, (7) allow dredging in or adjacent to manmade ponds if the San Mateo County Resource Conservation District certified that siltation imperils continued use of the pond for agricultural water storage and supply, and (8) limit the sound emitted from ~~require~~ motorized machinery to be kept to less than 45 dBA at any riparian buffer zone wetland boundary except for farm machinery and motorboats.

7.34 Permit Conditions

In addition to the conditions set forth in Policy 7.5, require, prior to permit issuance, that a qualified biologist prepare a report which defines the requirements of rare and endangered organisms. At minimum, require the report to:

- a. Discuss:
 - (1) Animal food, water, nesting or denning sites and reproduction, predation and migration requirements, and
 - (2) Plants life histories and soils, climate and geographic requirements.
- b. Include a map depicting the locations of plants or animals and/or their habitats.
- c. Demonstrate that any development will ~~must~~ not impact the functional capacity of the habitat.
- d. Recommend mitigation if development is permitted within or adjacent to identified habitats.

7.36 San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*)

- a. Prevent any development where there is known to be a riparian or wetland location for the San Francisco garter snake with the following exceptions: (1) existing manmade impoundments smaller than one-half acre in surface, and (2) existing manmade impoundments greater than one-half acre in surface providing mitigation measures are taken to prevent disruption of no more than one half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.
- b. Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors.

7.37 San Francisco Tree Lupine Moth (*Grapholitha edwardsiana*)

Prevent the loss of any large populations (more than 100 plants in a 1/10-acre area) of tree lupine within 1 mile of the coastline.

7.38 Brackish Water Snail (*Tryonia imitator*)

- a. Prevent any development which can have a deleterious effect on the California brackish water snail, including any dredging of its known or potential habitat.
- b. Encourage the State Department of Parks and Recreation to manage Pescadero Marsh in such a manner as to enhance the habitat for the California brackish water snail.

7.39 Sea Otter (*Enhydra lutris nerensis*)

Encourage the appropriate agency to protect, monitor, and enhance sea otter habitats. In the development of mariculture facilities, encourage appropriate State and federal agencies to seek measures to protect them from predation by the sea otter.

7.40 Globose Dune Beetle (*Coleus globosus*)

- a. Assess, monitor, and contain the spread of dune grass.
- b. Provide roped-off trails for public access to the beach with the explanation of the dune beetle and its surrounding habitat.

7.47 Elephant Seal (*Miroungo angustirostris*)

- a. Encourage affected public agencies to control access to areas where elephant seals congregate.
- b. Enforce trespass laws to restrict access to areas where elephant seals congregate especially during mating, breeding, and molting season.

7.48 Monterey Pine (*Pinus radiata*)

- a. Require any development to keep to a minimum the number of native Monterey pine cut in the natural pine habitat near the San Mateo-Santa Cruz County line.
- b. Allow the commercial cutting of Monterey pine if it: (1) perpetuates the long-term viability of stands, (2) prevents environmental degradation, and (3) protects the viewshed within the Cabrillo Highway Scenic Corridor.
- c. To preserve the productivity of prime agricultural soils, encourage the control of invasive Monterey pine onto the soils.

7.49 California Wild Strawberry (Fragaria californica)

Require any development, within one-half mile of the coast, to mitigate against the destruction of any California wild strawberry in one of the following ways:

- a. Prevent any development, trampling, or other destructive activity which would destroy the plant, or
- b. After determining specifically if the plants involved are of particular value, successfully transplant them or have them successfully transplanted to some other suitable site. Determination of the importance of the plants can only be made by a professional doing work in strawberry breeding.

7.50 Champion Monterey Cypress (Cupressus macrocarpa)

Declare the Champion Monterey Cypress Tree a Class I Heritage Tree.

8.5 Location of Development

On rural lands and urban parcels larger than 20,000 sq. ft.:

- a. Require that new development be located on a portion of a parcel where the development (1) is least visible from State and County Scenic Roads, (2) is least likely to significantly impact views from public viewpoints, and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which on balance most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

Public viewpoints include, but are not limited to, coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

This provision does not apply to enlargement of existing structures, provided that the size of the structure after enlargement does not exceed 150% of the pre-existing floor area, or 2,000 sq. ft., whichever is greater.

This provision does not apply to agricultural development to the extent that application of the provision would impair any agricultural use or operation on the parcel. In such cases, agricultural development shall use appropriate building materials, colors, landscaping and screening to eliminate or minimize the visual impact of the development.

- b. Require, including by clustering if necessary, that new parcels have building sites that are not visible from State and County Scenic Roads and will not significantly impact views from other public viewpoints. If the

entire property being subdivided is visible from State and County Scenic Roads or other public viewpoints, then require that new parcels have building sites that minimize visibility from those roads and other public viewpoints.

8.6 Streams, Wetlands, and Estuaries

- a. Set back development from the edge of streams and other natural waterways a sufficient distance to preserve the visual character of the waterway.
- b. Prohibit structural development which will adversely affect the visual quality of perennial streams and associated riparian habitat, except for those permitted by Sensitive Habitats Component Policies.
- c. Retain the open natural visual appearance of estuaries and their surrounding beaches.
- d. Retain wetlands intact except for public accessways designed to respect the visual and ecological fragility of the area and adjacent land, in accordance with the Sensitive Habitats Component policies.

8.14 Definition of Rural

Define rural as lands indicated on the LCP Land Use Plan Map for rural use.

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(6/6/06)

EXHIBIT “S”

NEW EMPLOYMENT GENERATING USES AT PRINCETON

On March 14, 2004, the San Mateo County Board of Supervisors tentatively approved a proposal that would revise the Waterfront “W” district regulations at Princeton (Inland Area only) to add the following employment generating uses as permitted uses:

1. Research and Development Facilities (up to 10,000 sq. ft. floor area per establishment).
2. Indoor and Outdoor Wholesale Establishments (up to 10,000 sq. ft. indoor floor area per establishment).
3. Administrative, Professional and Business Offices (up to 5,000 sq. ft. floor area per establishment).
4. Indoor Retail Sales, Rental or Repair Establishments (up to 3,000 sq. ft. floor area per establishment, except for goods made on-site).
5. Construction and Maintenance Trades and Service Establishments.
6. Artist’s Studios.

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EXHIBIT “T”

NEW AIRPORT COMMERCIAL (AC) ZONING DISTRICT

On March 14, 2004, the San Mateo County Board of Supervisors tentatively approved a proposal that would enact a new Airport Commercial (AC) zoning district that would permit the following employment generating commercial uses:

1. Indoor and Outdoor Retail Sales, Rental or Repair Establishments.
2. Outdoor Retail Sales, Rental or Repair Establishments.
3. Food and Beverage Stores.
4. Personal Convenience Service Establishments.
5. Restaurants.
6. Food Establishments Specializing in Carry-Out or Delivery Service.
7. Administrative, Professional and Business Offices.
8. Financial Institutions.
9. Medical and Dental Offices.
10. Outdoor Sports Facilities.

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ATTACHMENT B

ORDINANCES AMENDING THE ZONING REGULATIONS

- S-17 District ordinance
- S-94 District ordinance
- S-105 District ordinance
- C-1 District ordinance
- S-District ordinance
- CCR District ordinance
- W District ordinance
- M-1 District ordinance
- EG District ordinance
- COSC to EG District rezoning ordinance
- RM-CZ District ordinance
- PAD District ordinance
- RM-CZ to RM-CZ/DR and PAD to PAD/DR rezoning ordinance
- DR District ordinance
- Grading ordinance
- Parking ordinance

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ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, "S-17" DISTRICT, TO (1) REVISE SECTION 6300.2.5 TO GRANT BONUS FLOOR AREA FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.2.7 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.2.11 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.5 is hereby revised to read as follows:

SECTION 6300.2.5. BUILDING FLOOR AREA.

a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	0.53 - ((5,000-parcel size) x 0.0002) x parcel size
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

b. In addition to the limitations of subsection a.:

(1) Permit 200 sq. ft. bonus garage floor area for any substandard lot smaller

than 4,500 sq. ft. in area and not in common ownership with contiguous lots developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County, or

- (2) Permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. ----- (Exhibit "G") during the "voluntary merger period" described therein.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.7 is hereby added to read as follows:

7. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and
- b. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.2.11 is hereby added to read as follows:

11. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited

to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.2.6-6300.2.9 to 6300.2.7-6300.2.10.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(8/22/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, “S-94” DISTRICT, TO (1) REVISE SECTION 6300.9.11.60 TO GRANT BONUS FLOOR AREA FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.9.11.70 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.9.110 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.60 is hereby revised to read as follows:

SECTION 6300.9.11.60. BUILDING FLOOR AREA.

a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
4,750 - 4,999 sq. ft.	0.53 - ((5,000-parcel size) x 0.0002) x parcel size
5,000 - 11,698 sq. ft.	0.53 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

b. In addition to the limitations of subsection a.:

(1) Permit 200 sq. ft. bonus garage floor area for any substandard lot smaller

than 4,500 sq. ft. in area and not in common ownership with contiguous lots developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County, or

- (2) Permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. ----- (Exhibit "G") during the "voluntary merger period" described therein.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.70 is hereby added to read as follows:

SECTION 6300.9.11.70. IMPERVIOUS SURFACE AREA. The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

1. Non-residential development, and
2. Residential development, only if the Planning Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.11.110 is hereby added to read as follows:

SECTION 6300.9.11.110. WINTER GRADING. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.9.11.70 - 6300.9.11.90 to 6300.9.11.80 – 6300.9.11.100.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(8/22/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, "S-105" DISTRICT, TO (1) REVISE SECTION 6300.14.50 TO GRANT BONUS FLOOR AREA FOR SUBSTANDARD LOT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER; (2) ADD SECTION 6300.14.60 TO ESTABLISH IMPERVIOUS SURFACE LIMIT CRITERIA; AND (3) ADD SECTION 6300.14.100 TO ESTABLISH WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.14.50 is hereby revised to read as follows:

SECTION 6300.14.50. BUILDING FLOOR AREA.

a. The maximum building floor area shall be established according to the following table, except as provided by subsection b.

Parcel Size	Maximum Building Floor Area
2,500 - 4,749 sq. ft., or less than 45 feet parcel width	0.48 (parcel size)
More than 11,698 sq. ft.	6,200 sq. ft.

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

b. In addition to the limitations of subsection a.:

(1) Permit 200 sq. ft. bonus garage floor area for any substandard lot smaller than 4,500 sq. ft. in area and not in common ownership with contiguous lots developed with an affordable (very low, low, or moderate income) single-

family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County, or

- (2) Permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. ----- (Exhibit "G") during the "voluntary merger period" described therein.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.9.60 is hereby added to read as follows:

SECTION 6300.14.60. IMPERVIOUS SURFACE AREA. The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and
- b. Residential development, only if the Planning Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300.14.100 is hereby added to read as follows:

SECTION 6300.14.100. WINTER GRADING. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 20 is hereby amended to renumber Sections 6300.14.60 - 6300.14.80 to 6300.14.70 – 6300.14.90.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(8/22/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 15, NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT, TO (1) REVISE SECTION 6251 TO RESTRICT RESIDENTIAL USES TO ABOVE THE GROUND FLOOR IN THE MIDCOAST LCP UPDATE PROJECT AREA; (2) ADD SECTION 6253 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE PROJECT AREA; (3) ADD SECTION 6254 TO ENACT WINTER GRADING CRITERIA FOR THE PROJECT AREA; AND (4) ADD APPENDIX SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6251 is hereby amended to read as follows:

SECTION 6251. USES PERMITTED.

- (a) A use permit as provided in Chapter 24 of this Part shall be required for the following uses:
1. Hospitals, rest homes, sanitariums, clinics.
 2. Philanthropic and charitable institutions.
 3. Automobile courts.
 4. Hotels.
 5. Any residential use, including accessory buildings and uses, except as further restricted by subsection (b). The Planning Director may, on a case-by-case basis, exempt accessory buildings and uses from the use permit requirement.
 6. Large collection facilities for recyclable materials.

(b) Residential dwelling units in the Midcoast LCP Update Project Area, as delineated on the map that is part of this Chapter, shall be located above the first floor of the main building on the parcel. The floor area of the dwelling units shall not exceed the floor area of the commercial uses occupying the building, except as permitted by subsection (c).

(c) The floor area of the dwelling units may exceed the floor area of the commercial uses occupying the building only when the additional floor area is developed as affordable (very low, low or moderate income) housing, subject to income and cost/rent restriction contracts with San Mateo County.

(d) The following retail stores, shops, or businesses:

~~(b)~~

1. Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.
2. Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.
3. Banks.
4. Bars.
5. Barber shops.
6. Beauty parlors.
7. Book or stationary stores.
8. Clothes cleaning agency or pressing establishment.
9. Confectionery stores.
10. Conservatories for instruction in music and the arts.
11. Dressmaking or millinery.
12. Drug store.
13. Dry goods or notion store.
14. Florist or gift shop.
15. Grocery, fruit or vegetable store.

16. Hardware or electric appliance store.
17. Jewelry store.
18. Laundry agency.
19. Meat market or delicatessen store.
20. Offices, business or professional.
21. Photographic or camera store.
22. Restaurant, tea room, or cafe.
23. Shoe store or shoe repair store.
24. Tailor, clothing or wearing apparel.
25. Theaters.
26. Dry cleaning establishments using self-service coin operated machines.
27. Bowling alleys.
28. Massage establishments.
29. Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
30. Reverse vending machines.
31. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.
32. Pet sales and/or grooming establishments.

33. Limited keeping of pets.

(e) Exterior signs pertaining to the business uses conducted on the premises and
~~(e)~~ subject to the following limitations:

1. Signs shall not exceed one hundred fifty (150) feet in area on one face and not more than three hundred (300) sq. ft. in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.
2. Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such sign shall not project more than eight (8) feet from the face of the building.
3. Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.
4. Freestanding signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.
5. Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.

(f) The following uses subject to securing a use permit as specified in Chapter 24
~~(d)~~ of this Part.

1. Mortuaries.
2. Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.
3. Retail dry cleaning establishments.
4. Patio and garden supply sales.
5. Bulk storage plants for liquefied petroleum gas and similar types of home fuels.
6. Veterinary hospitals for small animals.
7. The sale of used merchandise or vehicles.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6253 is hereby added to read as follows:

SECTION 6253. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 15, Section 6254 is hereby added to read as follows:

SECTION 6254. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(6/26/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 20, SECTION 6300, S DISTRICT REGULATIONS, TO REVISE SECTION 6300 TO CHANGE THE HEIGHT AND FRONT SETBACK LIMITS OF BUILDINGS ON PARCELS ZONED C-1/S-3 IN THE MIDCOAST LCP UPDATE PROJECT AREA AND ADD APPENDIX SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 20, Section 6300 is hereby amended to read as follows:

SECTION 6300. REGULATIONS FOR “S” DISTRICTS. In any District with which is combined any “S” District, the following regulations as specified for the respective “S” Districts shall apply:

TABLE 1									
District	Minimum Building Site		Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Yards Required			Maximum Height Permitted		Maximum Coverage Permitted (%)
	Average Width (Ft.)	Minimum Area (Ft.)		Front (Ft.)	Side (Ft.)	Rear (Ft.)	Stories	Ft.	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20 ³	5	20	3 ³	36 ³	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11	100	1 – 5 ac. ¹	1 – 5 ac. ¹	50	20	20	3	36	15
S-12	175	2 1/2 – 5 ac. ¹	2 1/2 – 5 ac. ¹	50	20	20	3	36	10
S-13	250	5 ac. ¹	5 ac. ¹	50	20	20	3	36	10
S-17	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²	-- ²

TABLE 1

¹See Section 6300.1 for precise lot area requirements in S-11 and S-12 Districts.

²See Section 6300.2 for precise requirements in the S-17 District.

³For buildings on land zoned C-1/S-3 located in the Midcoast LCP Update Project Area, the following provisions shall apply:

(a) Buildings with No Residential Units
Maximum Height Permitted – 28 feet.

(b) Buildings with Residential Units – One of the following provisions shall apply, as determined by the property owner:

(1) Maximum Front Yard Required – None.
Maximum Height Permitted – 28 feet; or

(2) Maximum Front Yard Required – 20 feet.
Maximum Height Permitted – 32 feet.

Maximum coverage limitations shall apply to all structures except:

(a) Structures in C, H, M, or P Districts in which there are no dwelling facilities.

(b) Greenhouses, lathouses, or other structures used exclusively for flower growing.

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 16.5, COASTSIDE COMMERCIAL RECREATION (CCR) DISTRICT, TO (1) ADD SECTION 6269.6 TO ENACT AN IMPERVIOUS SURFACE LIMIT; AND (2) ADD SECTION 6270.7 TO ENACT WINTER GRADING CRITERIA

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 16.5, Section 6269.6 is hereby amended to read as follows:

6. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 16.5, Section 6270.7 is hereby amended to read as follows:

7. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not

be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 16.5 is hereby amended to renumber Sections 6269.6-6269.8 to 6269.7-6269.9.

SECTION 4. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 5. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 18.5, WATERFRONT (W) DISTRICT, TO (1) ADD SECTION 6288.0.4 TO ENACT AN IMPERVIOUS SURFACE LIMIT; (2) ADD SECTION 6289.1.5 TO ENACT WINTER GRADING CRITERIA; AND (3) REVISE SECTION 6289.2 TO INCREASE THE NUMBER OF CARETAKER'S QUARTERS PERMITTED AND ENACT A MINIMUM PARCEL AREA FOR CARETAKER'S QUARTERS

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6288.0.4 is hereby added to read as follows:

4. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6289.1.5 is hereby added to read as follows:

5. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been

established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 18.5, Section 6289.2 is hereby amended to read as follows:

SECTION 6289.2. ACCESSORY USES.

1. Caretaker's Quarters. A permanent accessory residential unit shall be permitted for the purposes of housing a caretaker employed on the site, providing that the total number of caretaker's quarters in the Waterfront (W) District does not exceed ~~twenty (20)~~ twenty-five (25) percent of the developed parcels in the district. Caretaker's quarters are subject to the following requirements:

a. Minimum Parcel Area. The minimum parcel area to establish a caretaker's quarters is 5,000 sq. ft., i.e., caretaker's quarters are prohibited on non-conforming parcels.

~~a.~~

b. Occupancy Requirements. The resident of the dwelling is to be the owner or lessee, or an employee of the owner or lessees of the site. The application for development of a caretaker's quarters shall include a developer's statement explaining the need for caretaker's quarters and responsibilities of the caretaker/resident.

~~b.~~

c. Development Standards. Caretaker's quarters must conform to all of the development standards of the primary zoning district, including minimum building site requirements. In addition, caretaker's quarters are subject to the following requirements:

(1) Establishment of Caretaker's Quarters. Caretaker's quarters must be built within the building of the primary use on the property.

(2) Maximum Unit Size. The floor area of a caretaker's unit may not exceed thirty-five (35) percent of the floor area of the main building up to a maximum of seven hundred and fifty (750) sq. ft.

(3) Setbacks. Setbacks for caretaker's quarters must conform to building code requirements.

(4) Trailers and Mobile Homes. Trailers and mobile homes for caretaker's residences are not permitted.

- (5) Acknowledgment of Land Use Priorities. A written statement will be obtained from each property owner at time of building permit for the caretaker's quarters, acknowledging that marine and general industrial uses are the primary land uses in the Waterfront (W) District, and residents of caretaker's quarters may be subject to inconveniences arising from the reasonable execution of such businesses.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 18.5 is hereby amended to renumber Sections 6288.0.4-6288.0.7 to 6288.0.5-6288.0.8.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(6/26/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 17, LIGHT INDUSTRIAL (M-1) DISTRICT, TO (1) ADD SECTION 6276 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST UPDATE PROJECT AREA; (2) ADD SECTION 6277 TO ENACT WINTER GRADING CRITERIA FOR THE PROJECT AREA; AND (3) ADD APPENDIX SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 17, Section 6276 is hereby amended to read as follows:

SECTION 6276. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 17, Section 6277 is hereby amended to read as follows:

SECTION 6277. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 17, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

*Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.*

SECTION 4. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 5. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(6/26/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO ADD CHAPTER 12.6 (SECTIONS 6229.0 TO 6229.4) WHICH ENACTS EL GRANADA GATEWAY “EG” ZONING DISTRICT REGULATIONS

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division VI is hereby amended to add Chapter 12.6, Sections 6229.0 to 6229.4, and thereby enacting the “EG” District regulations, to read as follows:

SECTION 6229.0. REGULATIONS FOR “EG” DISTRICT. The following regulations shall apply in the El Granada Gateway (EG) District.

SECTION 6229.1. PURPOSE. The purpose of the “EG” District is to provide for low intensity development at the “Burnham Strip” in El Granada, which preserves, to the greatest degree possible, the visual and open characteristics of this property.

SECTION 6229.2. DEFINITIONS.

1. Community Centers

Facilities used by local citizens for civic activities, performances, presentations or other purposes.

2. Interpretive Centers

Facilities used for the education of the public with respect to natural, historical and cultural environments and legacies.

3. Libraries

Facilities used for storage, exhibition and lending of various media including, but not limited to, books, periodicals, documents, audio and videotapes and visual art.

4. Linear Parks and Trails

Linear strips of land established for the purposes of walking, hiking, bicycling, horseback riding and boating, and comprising a natural or manmade linear resource such as stream drainage, bluff line, ridge, utility right-of-way, or service road.

5. Open Field Cultivation of Plants and Flowers for Ornamental Purposes

The cultivation, sale and distribution of seeds, flowers, plants, and/or trees of ornamental value that are grown in or on an open field, i.e., uncovered by any structure, such as a greenhouse.

6. Outdoor Art Centers

Outdoor facilities for the exhibition, study or creation of works of artistic value.

7. Outdoor Athletic Facilities

Outdoor facilities, associated grounds and accessory structures used for active recreation, including swimming pools, tennis courts, playing fields or similar uses.

8. Outdoor Recreation Areas

Outdoor areas used for a variety of outdoor recreational purposes, including areas that will provide for public use of natural and manmade water features, as well as for special recreation activities.

9. Parks

Areas of scenic and natural character where outdoor recreation opportunities and facilities may be provided for public convenience and enjoyment, and within which interpretive exhibits can be established.

10. Single-Family Dwellings

Residential development that includes no more than one dwelling unit per parcel which is intended for use by one household.

11. Temporary Outdoor Performing Arts Centers

Outdoor areas used temporarily for the presentation of live musical, dance, dramatic or other artistic performances, involving portable facilities and equipment, e.g., movable stage sets, and seating.

12. Temporary Outdoor Sales

Outdoor areas used temporarily by multiple small commercial establishments which serve the general public, typically from portable stalls, in the outdoor sales of food, arts and crafts, or used manufactured goods, e.g., farmers markets, flea markets, art shows, and food and wine tastings.

13. Temporary Outdoor Showgrounds and Exhibition Facilities

Outdoor areas used temporarily for a variety of showground and exhibition activities, including rodeos, fairs, carnivals, and traveling shows, involving portable facilities and equipment.

14. Urban Roadside Stands

Structures in urban areas of either portable or permanent construction used for the sale of produce and other goods and merchandise.

15. Vegetative Stormwater Treatment Systems and Underground Storage Facilities

The installation of:

a. Ground level vegetation devices to filter, reduce the velocity of, and/or absorb stormwater flow from off-site sources including, but not limited to the use of bio-filters, vegetated buffer strips and engineered wetlands, and/or

b. Underground storage or detention facilities for stormwater from off-site sources.

SECTION 6229.3. USES PERMITTED. The following uses are permitted in the “EG” District subject to the issuance of a use permit, as provided in Chapter 24 of this part.

1. Community Centers

2. Interpretive Centers

3. Libraries

4. Linear Parks and Trails

5. Open Field Cultivation of Plants and Flowers for Ornamental Purposes

6. Outdoor Art Centers
7. Outdoor Athletic Facilities
8. Outdoor Recreation Areas
9. Parks
10. Single-Family Dwellings
11. Temporary Outdoor Performing Arts Centers
12. Temporary Outdoor Sales
13. Temporary Outdoor Showgrounds and Exhibition Facilities
14. Urban Roadside Stands
15. Vegetative Stormwater Treatment Systems and Underground Storage Facilities

SECTION 6229.4. DEVELOPMENT CRITERIA AND STANDARDS. All new development must meet the following minimum standards:

1. Minimum Parcel Area: 3.5 acres.
2. Maximum Building Height: 16 feet.
3. Minimum Building Setbacks

<u>Front Setback</u>	<u>Side Setback</u>	<u>Rear Setback</u>
<u>50 feet</u>	<u>20 feet</u>	<u>20 feet</u>

For single-family dwellings, one exterior perimeter wall shall be located not more than 20 feet from the property line farthest from Highway 1.

4. Maximum Parcel Coverage:
 - Residential Use – 2,650 sq. ft.
 - Non-residential Use – 10% (parcel size)

Maximum parcel coverage shall include all structures that are 18 inches or more above the ground.

5. Maximum Floor Area:

Residential Use – 2,650 sq. ft.

Non-residential Use – None

Maximum floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. Maximum floor area specifically includes (a) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (b) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four or more feet from exterior walls, and (c) the area of all garages and carports.

6. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made. The exception provision applies to:

- a. Non-residential development, and
- b. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

7. Landscaping

All building and structures shall be screened with sufficient landscaping to obscure and soften their appearance when viewed from Highway 1.

8. Signs

- a. Prohibited Signs:

(1) Signs having animated, moving, rotating, inflatable, or flashing parts.

(2) Signs emitting intense and highly focused light, including beacons.

(3) Off-premises signs, including billboards.

b. Number of Signs: One per use or establishment.

c. Maximum Sign Display Area:

Residential Use – 5 sq. ft. on each sign face

Non-residential Use – 20 sq. ft. on each sign face

9. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

GB:fc – GDBQ0482_WFQ.DOC (8/9/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE SECTION 6115 (ZONING MAPS) TO REZONE PARCELS AT THE “BURNHAM STRIP” IN EL GRANADA FROM “COSC/DR” TO “EG/DR”

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

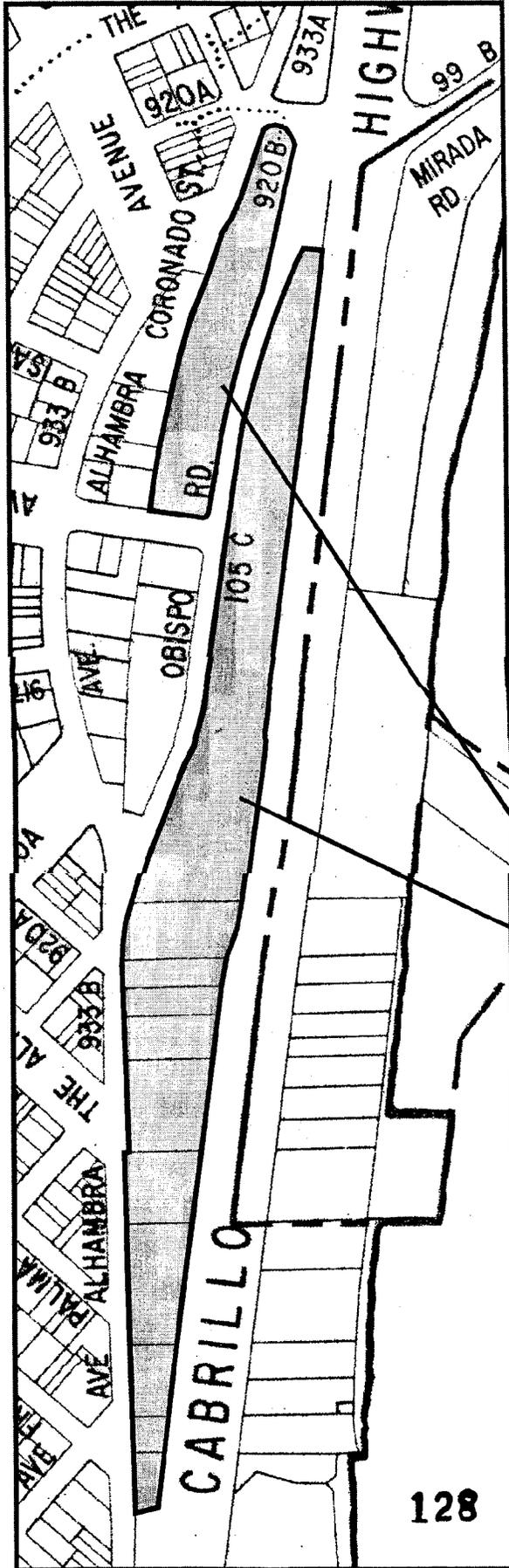
SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning for that area shown within the boundaries on the attached map identified as Exhibit “A” from “COSC/DR” to “EG/DR.”

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

EXHIBIT "A"



midcoast update project - burnham strip.cdr rev 5-31-06 rp

COSC/DR to EG/DR

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 36, RESOURCE MANAGEMENT-COASTAL ZONE (RM-CZ) DISTRICT, TO (1) REVISE SECTION 6906A TO LOWER THE HEIGHT LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (2) ADD SECTION 6908C TO ENACT A MAXIMUM FLOOR AREA LIMIT FOR RESIDENTIAL BUILDINGS AND GRANT BONUS FLOOR AREA FOR VOLUNTARY LOT MERGER IN THE MIDCOAST PROJECT AREA; (3) ADD SECTION 6908D TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST PROJECT AREA; (4) ADD SECTION 6908E TO ESTABLISH WINTER GRADING CRITERIA FOR THE MIDCOAST PROJECT AREA; AND (5) ADD APPENDIX SHOWING THE MIDCOAST PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908A is hereby amended to read as follows:

SECTION 6908A. MAXIMUM HEIGHT OF STRUCTURES. In the RM-CZ District, no residential or commercial structure shall exceed three stories or 36 feet in height except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405 of the San Mateo County Ordinance Code, and (2) in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908C is hereby added to read as follows:

SECTION 6908C. MIDCOAST RESIDENTIAL FLOOR AREA.

a. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the maximum building floor area for residential uses shall be established according to the following table, except as provided by subsection b.

<u>Parcel Size</u>	<u>Maximum Building Floor Area</u>
<u>2,500 - 4,749 sq. ft., or less than 45 feet parcel width</u>	<u>0.48 (parcel size)</u>
<u>4,750 - 4,999 sq. ft.</u>	<u>0.53 - ((5,000-parcel size) x 0.0002) x parcel size</u>
<u>5,000 - 11,698 sq. ft.</u>	<u>0.53 (parcel size)</u>
<u>More than 11,698 sq. ft.</u>	<u>6,200 sq. ft.</u>

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. If any portion of a building is used for residential purposes, the floor area of the entire building is included. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

- b. In addition to the limitations of subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. _____ (Exhibit "G") during the "voluntary merger period" described therein.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908D is hereby added to read as follows:

SECTION 6908D. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- (a) Non-residential development, and
- (b) Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6908E is hereby added to read as follows:

SECTION 6908E. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 5. San Mateo County Ordinance Code, Division IV, Chapter 36, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 6. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 7. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

GDB:kcd - GDBQ0497_WKQ.DOC
(8/18/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 21A, PLANNED AGRICULTURAL (PAD) DISTRICT TO (1) REVISE SECTION 6358 TO LOWER THE HEIGHT LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (2) ADD SECTION 6360 TO ENACT A MAXIMUM FLOOR AREA LIMIT FOR RESIDENTIAL BUILDINGS IN THE MIDCOAST PROJECT AREA; (3) ADD SECTION 6361 TO ENACT AN IMPERVIOUS SURFACE LIMIT FOR THE MIDCOAST PROJECT AREA; (4) ADD SECTION 6362 TO ENACT WINTER GRADING CRITERIA FOR THE MIDCOAST PROJECT AREA; AND (5) ADD APPENDIX SHOWING THE MIDCOAST PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6358 is hereby amended to read as follows:

SECTION 6358. MAXIMUM HEIGHT OF STRUCTURES. In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code, and (2) in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6360 is hereby added to read as follows:

SECTION 6360. MIDCOAST RESIDENTIAL FLOOR AREA.

In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the maximum building floor area for residential uses shall be established according to the following table:

Parcel Size	Maximum Building Floor Area
<u>2,500 - 4,749 sq. ft., or less than 45 feet parcel width</u>	<u>0.48 (parcel size)</u>
<u>4,750 - 4,999 sq. ft.</u>	<u>0.53 - ((5,000-parcel size) x 0.0002) x parcel size</u>
<u>5,000 - 11,698 sq. ft.</u>	<u>0.53 (parcel size)</u>
<u>More than 11,698 sq. ft.</u>	<u>6,200 sq. ft.</u>

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. If any portion of a building is used for residential purposes, the floor area of the entire building is included. Maximum building floor area specifically includes: (1) the floor area of all stories excluding uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6361 is hereby added to read as follows:

SECTION 6361. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size (not to exceed 1,170 sq. ft. for residential uses). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made. The exception provision applies to:

- A. Non-residential development, and
- B. Residential development, only if the Community Development Director determines that the exception is necessary for compliance with site planning and design requirements.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6362 is hereby added to read as follows:

SECTION 6362. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 5. San Mateo County Ordinance Code, Division IV, Chapter 21A, is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 6. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 7. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

GDB:kcd - GDBQ0496_WKQ.DOC
(8/18/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE SECTION 6115 (ZONING MAPS) TO REZONE LAND NEAR MONTARA FROM “RM-CZ” TO “RM-CZ/DR” AND FROM “PAD” TO “PAD/DR”

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning from “RM-CZ” to “RM-CZ/DR” and from “PAD” to “PAD/DR” for the properties shown on the attached map identified as Exhibit “A.”

SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

EXHIBIT "A"

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 28.1, DESIGN REVIEW (DR) DISTRICT, TO (1) REVISE SECTION 6565.1.A AND ADD SECTION 6565.1.B TO REQUIRE DESIGN REVIEW FOR ONLY RESIDENTIAL DEVELOPMENT ON PARCELS ZONED PAD AND RM-CZ IN THE MIDCOAST LCP UPDATE PROJECT AREA; (2) REVISE SECTION 6565.7 TO REQUIRE DESIGN REVIEW COMMITTEE REVIEW OF RESIDENTIAL DEVELOPMENT IN THE MIDCOAST PROJECT AREA; (3) ADD SECTION 6565.20(I) TO INCLUDE THE MIDCOAST DESIGN REVIEW GLOSSARY; AND (4) ADD SECTION 6565.75 SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.1.A is hereby amended to read as follows:

- A. In any district which is combined with the “DR” District, the regulations of this Chapter shall apply, except as qualified by Section 6565.1.B.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.1.B is hereby added to read as follows:

- B. On parcels zoned Resource Management-Coastal Zone (RM-CZ) or Planned Agricultural District (PAD) located in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the regulations of this Chapter shall apply only to residential development. If any portion of a structure is used for residential purposes, the entire structure is subject to Design Review.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.7.A is hereby amended to read as follows:

SECTION 6565.7. ACTION ON APPLICATION FOR DESIGN REVIEW.

- A. Review or action on an application for Design Review shall be taken by the Design Review Committee for projects located in the following communities:
 - 1. Emerald Lake Hills and Oak Knoll Manor (areas zoned RH/DR only).

2. Palomar Park.
3. Devonshire.
4. Midcoast (areas zoned R-4 residential development only), i.e., single-family or multiple-family residential construction, including residential/commercial mixed-use development on parcels in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter.

In all other areas within the Design Review District, review or action shall be by the Design Review Administrator.

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.20(l) is hereby added to read as follows:

SECTION 6565.20(l). MIDCOAST DESIGN REVIEW GLOSSARY

1. **Arch** – A curved structural member typically spanning an opening such as a door, window or arcade.
2. **Ancillary** – Subordinate.
3. **Attic** – The area formed between the ceiling joists and rafters.
4. **Balcony** – A platform or deck projecting from the wall of a building above ground level, usually enclosed by a railing.
5. **Basement** – A level of a structure that is built either entirely below grade level (full basement) or partially below grade (daylight basement).
6. **Bench Mark** – A reference point used by surveyors to establish grades and construction heights.
7. **Breezeway** – A covered walkway with open sides between two different parts of a structure.
8. **Cantilever** – Projected construction, a structural member or beam that is supported at only one end.
9. **Compatible** – Capable of existing together in harmony.
10. **Complementary** – Producing effects in concert different from those produced separately; completing.

11. **Corbel** – A projection from a wall, sometimes supporting a load and sometimes for decorative effect.
12. **Cornice** – The exterior detail at the meeting of a wall and a roof overhang; a decorative molding at the intersection of a wall and a ceiling.
13. **Crawl Space** – The area between the floor joists and the ground, usually a space that is not tall enough to stand in; also referred to as under-floor area.
14. **Dormer** – A structure protruding through the plane of a sloping roof, usually with a window and its own smaller roof.
15. **Easement** – An area of land, usually deed restricted, that in most cases cannot be built upon because it provides access to a structure or to utilities such as power, water, or sewer lines.
16. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
17. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
18. **Excavation** – The mechanical removal of earth material (County Ordinance Code Section 8601.24).
19. **Facade** – The face or front of a building.
20. **Fill** – A deposit of earth or waste material placed by artificial means (County Ordinance Code Section 8601.25).
21. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
22. **French Door** – Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.
23. **Grade** – The vertical location of the ground surface (County Ordinance Code Section 8601.27).
 - a. **Existing Grade** – The grade prior to or at the time of house construction/enlargement, providing that any prior grading on the site was approved by the County or occurred before 1960 when the County began regulating grading activities.

- b. **Finished Grade** – The final grade of the site that conforms to the approved plan (County Ordinance Code Section 8601.31).
24. **Grading** – Any excavating, filling or placement of earth materials or combination thereof (County Ordinance Code Section 8601.31).
25. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.
26. **Mullion** – A horizontal or vertical divider between sections of a window.
27. **Neighborhood** – The area surrounding an existing or proposed home as described in Section 6565.20(B).
28. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods (see Section 6565.20(B)).
29. **Obscure Glass** – Glass that is not transparent.
30. **Ornamentation** – That which decorates or adorns; embellishment.
31. **Parapet** – A portion of wall that extends above the edge of the roof.
32. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.
33. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run.
34. **Private View** – A range of vision from private property.
35. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).
36. **Rafters** – The sloping roof-frame members, typically wooden, that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings the ends of these, called “rafter tails” are often left exposed rather than boxed in by a soffit.
37. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).
38. **Rendering** – An artistic process applied to drawings to add realism.

39. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.
40. **Roof Styles:**
- a. **Flat** – A roof with a minimal roof pitch, usually about 1/8" per 12".
 - b. **Gable** – A type of roof with two sloping surfaces that intersect at the ridge of the structure.
 - c. **Gambrel** – A type of roof formed with two planes on each side. The lower pitch is steeper than the upper portion of the roof.
 - d. **Hip** – A roof shape with four sloping sides that intersect to form a pyramidal or elongated pyramidal shape.
 - e. **Mansard** – A four-sided, steep-sloped roof.
 - f. **Shed** – A roof with a single pitch.
41. **Sash** – Window framework that may be fixed or moveable.
42. **Scale** – A relative level or degree, or a proportion or relation between two things (see Section 6565.20(D)). Also, an instrument bearing ordered marks at fixed intervals used as a reference standard on measurement.
43. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.
44. **Sensitive Habitat** – (See LCP Policy 7.1.)
45. **Siding** – The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.
46. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).
47. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.
48. **Split-Level** – A house that has two levels, one about a half a level above or below the other.

49. **Story** – A space in a building between the surface of any floor including a basement floor and the surface of the floor or roof next above but not including any attic or under floor area (Zoning Regulations Section 6102.73). Typically, a story is a major section of a house that sits directly above or below other floors, while a “floor level” may be at a greater or lower height than other floors, but does not sit directly above or below them.
50. **Stucco** – A material, usually composed of cement, sand, and lime, applied to exterior walls to form a hard, uniform covering that may be either smooth or textured.
51. **Trim** – A piece of material which finishes the edge of a surface or opening. It is usually made of a different material or color from the adjacent surface.
52. **Vaulted** – An inclined ceiling area.
53. **Veneer** – A thin outer covering or non-load bearing masonry face material.
54. **Window Types:**
- a. **Bay** – A rectangular, curved or polygonal window extending beyond the main wall of the building.
 - b. **Casement** – A window that is hinged on the side and opens in or out.
 - c. **Clerestory** – A window or group of windows which are placed above the normal window height.
 - d. **Double Hung** – A type of window in which the upper and lower halves slide past each other to provide an opening at the top or bottom of the window.
 - e. **Glider/Slider** – A window with two overlapping sashes that slide horizontally in tracks.
 - f. **Fanlight** – A window, often semicircular, over a door, with radiating muntins suggesting a fan.
 - g. **Louver(ed)** – A window with horizontal slats to allow for ventilation.
 - h. **Transom** – Horizontal window opening above a door or another window.

SECTION 5. San Mateo County Ordinance Code, Division IV, Chapter 28.1, Section 6565.75 is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

SECTION 6565.75. MIDCOAST LCP UPDATE PROJECT AREA.

*Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.*

SECTION 6. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 7. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

GB:fc – GDBQ0490_WFQ.DOC (7/5/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE CHAPTER 8, GRADING REGULATIONS, TO (1) REVISE SECTION 8605.6 TO INCLUDE WINTER GRADING CRITERIA FOR THE MIDCOAST LCP UPDATE PROJECT AREA, AND (2) ADD APPENDIX SHOWING THE PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division VII, Chapter 8, Section 8605.6 is hereby amended to read as follows:

SECTION 8605.6. TIME RESTRICTIONS.

a. Outside the Midcoast LCP Update Project Area

The period from October 15 to April 15 has been determined to be the period in which heavy rainfall normally occurs in the County. During said period, no land disturbing activity shall be authorized on any single site under a permit if the Community Development Director determines that such work will endanger the public health or safety or cause excessive erosion.

b. Within the Midcoast LCP Update Project Area

Within the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter:

Land disturbing activities shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and the Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

SECTION 2. San Mateo County Ordinance Code, Division VI, Chapter 8, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

*Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.*

SECTION 3. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 4. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

GDB:kcd - GDBQ0500_WKQ.DOC
(6/26/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 3, PARKING, TO (1) REVISE SECTION 6119 TO GRANT A REDUCTION IN THE NUMBER OF PARKING SPACES REQUIRED FOR AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY LOT MERGER IN THE MIDCOAST; AND (2) ADD APPENDIX SHOWING THE MIDCOAST PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 3, Section 6119 is hereby amended to read as follows:

SECTION 6119. PARKING SPACES REQUIRED. The number of off-street parking spaces required shall be set forth in the following table:

USE	PARKING SPACES REQUIRED
Dwellings	1 space for each dwelling unit having 0 or 1 bedroom. 2 spaces for each dwelling unit having 2 or more bedrooms. <u>In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, up to one covered parking space may be deducted from the number of spaces required for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. _____ (Exhibit "G") during the "voluntary merger period" described therein.</u>
Apartments	1 space for each dwelling unit having 0 bedrooms or studio apartment. 1.2 spaces for each dwelling unit having 1 bedroom. 1.5 spaces for each dwelling unit having 2 bedrooms. 2 spaces for each dwelling unit having 3 or more bedrooms.

USE	PARKING SPACES REQUIRED
	<p>Plus 1 additional uncovered guest parking space for each 5 units.</p> <p><u>In the Midcoast LCP Update Project Area, up to one covered parking space may be deducted from the number of spaces required for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. _____ (Exhibit "G") during the "voluntary merger period" described therein.</u></p>
Housing, Affordable	<p>Same number of spaces required for dwellings or apartments as applicable, except for the provisions of Section 6118(a), and <u>in the Midcoast LCP Update Project Area, up to one parking space may be deducted from the number of spaces required for any substandard lot less than 4,500 sq. ft. in area and not in common ownership with contiguous lots that is developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.</u></p>
Housing, Rental	<p>Same number of spaces required for dwellings or apartments as applicable except for the provisions of Section 6118(a).</p>
Housing for the Elderly	<p>Same number of spaces required for dwellings or apartments as applicable; however, outside the Coastal Zone the number of spaces may be reduced if the Zoning Administrator makes a finding that not all spaces are needed. In making a finding, the Zoning Administrator shall consider: (1) the anticipated automobile usage and characteristic visitor patterns of the occupants; (2) proximity of the building or land to shopping, service, health and other transportation facilities; (3) proximity of public and commercial parking areas; (4) effect a reduced number of required spaces would have on existing and anticipated parking conditions in the neighborhood; and (5) conditions deemed relevant by the Zoning Administrator.</p>
Rooming Houses, Lodging Houses, Club Rooms, Fraternity Houses	<p>1 for the first 3 guest bedrooms plus 1 for each additional 3 guest bedrooms or fraction thereof.</p>
Auto Courts, Motels	<p>1 for each individual sleeping unit, or dwelling unit.</p>
Hotels	<p>1 for each 4 guest bedrooms.</p>

USE	PARKING SPACES REQUIRED
Automobile Sales, Automobile Repair	1 space for every 500 sq. ft. of floor area.
Convalescent Homes, Skilled Nursing Facilities, Hospitals	1 for each 5 beds.
Theaters	1 for each 5 seats.
Stadia, Sports Arena Auditorium	1 for each 5 seats.
Orphanages	1 for each 10 beds.
Churches	1 for each 4 seats in the main worship unit.
Schools	1 for each classroom, plus 1 for each 100 sq. ft. in the Auditorium, or any space so used.
Dance Halls, Assembly Halls Without Fixed Seats, Exhibition Halls, Meeting Halls, Clubs, Card Rooms	4 for each 100 sq. ft. of floor area used for dancing or assembly.
Bowling Alleys	3 for each alley.
Medical or Dental Clinics, Banks, Business Offices, Professional Offices	1 for each 200 sq. ft. of floor area.
Establishments for the Sale and Consumption (on the premises) of Alcoholic Beverages, Food or Refreshments	1 for each 3 seats or stools.
Mortuaries or Funeral Homes	10 for each room used as a chapel room or slumber room, or parlor, or 1 for each 25 sq. ft. of floor area of assembly rooms used for services, whichever amount is greater.
Warehouses	1 space for each 2 employees on largest shift.
All Uses Not Enumerated Above Which Are Permitted in "C" or "H" Districts	1 for each 160 sq. ft. of gross floor area excluding basement and storeroom.
All Uses Not Enumerated Above Which Are Permitted in "M" Districts	1 space for each 2 employees on largest shift; in no case less than 1 space for each 2,000 sq. ft. of floor area.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 3, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 3. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 4. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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ATTACHMENT C

SECOND RESOLUTION AND ORDINANCES TO PROHIBIT CERTAIN INCOMPATIBLE USES

- Resolution prohibiting incompatible uses on Midcoast land designated Agriculture
- RM-CZ District ordinance prohibiting incompatible uses
- PAD District ordinance prohibiting incompatible uses

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BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

**RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN/
LOCAL COASTAL PROGRAM (LCP) TO PROHIBIT CERTAIN INCOMPATIBLE
LAND USES IN THE MIDCOAST PROJECT AREA
DESIGNATED AS AGRICULTURE**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, in November, 1980, the San Mateo County Local Coastal Program (LCP) was certified by the California Coastal Commission; and

WHEREAS, since its certification, LCP has been amended various times, to improve Coastal Act conformance or respond to local circumstances; and

WHEREAS, in August, 1999, the Board of Supervisors approved Resolution 62999 authorizing the Midcoast LCP Update Project to (1) improve LCP-Coastal Act consistency, (2) update LCP baseline data and policies, and (3) reduce development permit appeals; and

WHEREAS, between July and November, 2000, four community scoping sessions were held to identify other issues and changes that the participants wanted to be addressed by the Midcoast LCP Update Project. This community-driven process culminated in the project tasks which define the scope of study. Among the project tasks was to evaluate the effectiveness of existing land use policy in Midcoast areas zoned RM/CZ (Open Space) and PAD (Agriculture); and

WHEREAS, between April, 2002 and May, 2003, Planning staff convened 21 community workshops in the Midcoast to generate and refine policy proposals, including policy related to Midcoast lands zoned RM/CZ and PAD; and

WHEREAS, between August, 2003 and October, 2004, the San Mateo County Planning Commission held 15 public hearings (five in El Granada) to consider the Midcoast LCP Update Project, including policy proposals related to Midcoast lands zoned RM/CZ and PAD; and

WHEREAS, maximum opportunity for public participation in the hearing process was provided through: (1) publication of all Planning Commission meeting announcements in the San Mateo County Times and Half Moon Bay Review newspapers, and (2) direct mailing of meeting announcements and reports to approximately 200 Midcoast participants; and

WHEREAS, in October, 2004, the Planning Commission, approved its project recommendation to the Board of Supervisors; and

WHEREAS, between January, 2005 and October, 2006, the Board of Supervisors held nine public hearings (one in Half Moon Bay) to revise and refine policy changes, and take tentative action on project proposals, including those related to Midcoast lands zoned RM/CZ and PAD; and

WHEREAS, maximum opportunity for public participation in the hearing process was provided through: (1) publication of all Board of Supervisors meeting announcements in the San Mateo County Times and Half Moon Bay Review newspapers, (2) publication of a project advertisement at the beginning of the hearing process in the Half Moon Bay Review, (3) direct mailing to affected property owners for several key policy proposals, and (4) direct mailing of meeting announcements and reports to more than 250 Midcoast participants; and

WHEREAS, all interested parties were afforded the opportunity to be heard at the Board of Supervisors hearings.

NOW, THEREFORE, BE IT RESOLVED, that the San Mateo County Board of Supervisors amend the San Mateo County LCP Agriculture Component to revise Policy 5.6 to delete, and thereby prohibit certain incompatible land uses in the Midcoast project area designated as Agriculture, as shown in Exhibit "A" of this resolution.

AND, BE IT FURTHER RESOLVED, that the provisions of this resolution do not apply to development that has fulfilled at least one of the following requirements before the effective date of this resolution:

1. An application for each applicable development permit required by the County Zoning Regulations, including a Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations;
or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

AND, BE IT FURTHER RESOLVED, that this Local Coastal Program amendment shall not have the force of law until the California Coastal Commission has certified it, without modification, as conforming with the California Coastal Act. If certified without modification, the amendments will take effect immediately.

AND, BE IT FURTHER RESOLVED, that the San Mateo County Board of Supervisors direct staff to submit this Local Coastal Program (LCP) amendment to the Coastal Commission for certification of conformity with the California Coastal Act. The LCP amendments submitted to the Coastal Commission shall include the Land Use Plan changes that are a part of this resolution, and concurrently approved Zoning Regulations amendments.

EXHIBIT “A”

*5.6 Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture

- a. Permit agricultural and agriculturally related development on land suitable for agriculture. Specifically, allow only the following uses, except those further restricted by subsection c: (1) agriculture including, but not limited to, the cultivation of food, fiber or flowers, and the grazing, growing, or pasturing of livestock; (2) non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, fences, water wells, well covers, pump houses, water storage tanks, water impoundments, water pollution control facilities for agricultural purpose, and temporary roadstands for seasonal sale of produce grown in San Mateo County; (3) dairies; (4) greenhouses and nurseries; and (5) repairs, alterations, and additions to existing single-family residences.
- b. Conditionally permit the following uses: (1) single-family residences, (2) farm labor housing, (3) multi-family residences if affordable housing, (4) public recreation and shoreline access trails, (5) schools, (6) fire stations, (7) commercial recreation including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches, (8) aquacultural activities, (9) wineries, (10) timber harvesting, commercial woodlots, and storage of logs, (11) onshore oil and gas exploration, production, and storage, (12) facilities for the processing, storing, packaging and shipping of agricultural products, (13) uses ancillary to agriculture, (14) dog kennels and breeding facilities, (15) limited, low intensity scientific/technical research and test facilities, and (16) permanent roadstands for the sale of produce.
- c. The following uses are prohibited on land designated as Agriculture in the Midcoast LCP Update Project Area, as shown on Map 1.3:
 - (1) Onshore oil and gas exploration, production and storage.
 - (2) Timber harvesting, commercial woodlots, and storage of logs, except selective tree removal or thinning for resource management purposes. Resource management purposes include to prevent fire hazard, remove exotic or invasive species, improve tree growth, and prevent tree falling hazard.

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 36, RESOURCE MANAGEMENT-COASTAL ZONE (RM-CZ) DISTRICT, TO (1) REVISE SECTION 6905 AND ADD SECTION 6905.5 TO PROHIBIT INCOMPATIBLE USES IN THE MIDCOAST PROJECT AREA; AND (2) ADD APPENDIX SHOWING THE MIDCOAST PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 36, Section 6905 is hereby revised to read as follows:

SECTION 6905. PERMITTED USES. The following uses only shall be permitted in the RM-CZ District, except: (1) those subject to the provisions of Section 6500 which require a use permit or (2) as further restricted by Section 6905.5:

- (a) Agricultural uses and accessory structures, temporary roadstands for seasonal sale of produce grown in San Mateo County, providing that (1) sales activities are limited to less than a nine-month operating period per year, (2) all structures are of portable construction and shall be removed from the site within 10 days of the seasonal closure of the stand, (3) roadstand size shall be limited to 200 sq. ft. and appearance, including signs, color and materials, is consistent with the policies of the certified LCP and meets the satisfaction of the Community Development Director; and (4) access and parking requirements meet the satisfaction of the Director of Public Works; however, no impervious paving shall be required.
- (b) Nurseries and greenhouses.
- (c)* Temporary trailer parks and other housing for farm laborers.
- (d) Livestock raising and grazing.
- (e) Dairies.
- (f)¹ Kennels or catteries.
- (g)² Timber harvesting and commercial woodlots, providing that no commercial timber harvesting shall occur within 1,000 feet of any legal dwelling in

existence on June 18, 1991, except under the following circumstances:

- (1) Timber harvesting operations for which all permits had been received on or before June 18, 1991, may complete operations in accordance with the terms and conditions of such permits.
- (2) Timber harvesting operations may occur within the 1,000-foot buffer zone with prior written approval of the owner of the affected dwelling, subject to the prior recordation of the statement specified in Section 6401.5.
- (3) Normal forest maintenance may be conducted within the 1,000-foot buffer zone, but shall be limited to: (a) removing dead, dying, or diseased trees and snags; (b) salvaging downed wood; (c) cutting trees for the purposes of developing viewsheds or landscape aesthetics in accordance with other applicable provisions of this Part and of Division VII, San Mateo County Ordinance Code; or (d) clearing for firebreaks, in accordance with requirements of the County Fire Marshal or other applicable fire authority having jurisdiction.

Notwithstanding the above, access roads to the site of timber harvesting operations may be constructed, improved, and used within the 1,000-foot buffer zone. The limitation on harvesting within 1,000 feet of an existing dwelling shall not apply to a dwelling located on the parcel which is proposed for timber harvesting.

For the purpose of this section, the distance from a dwelling shall be measured along the surface of the ground.

- (h)⁴ Quarries and waste disposal sites.
- (i) Single-family residences.
- (j) Multi-family residences.
- (k)* Hotels, motels and restaurants.
- (l)* Churches.
- (m)* Schools.
- (n)* Fire stations.
- (o)* Public and private clubs.
- (p) Public recreation.

- (q)* Commercial recreation, including but not limited to stables and riding academies, golf courses, campgrounds, dude ranches, and motorcycle parks in accordance with adopted policies on motorcycle parks and related facilities.
- (r)³ Oil and gas exploration, production and storage.
- (s) Home occupations.
- (t)* Wineries.
- (u)* Exotic animals for which a use permit has been obtained in accordance with Division III, Part II, Chapter 6 of the San Mateo County Ordinance Code are permitted in addition to those animals otherwise permitted by this chapter.
- (v)* Aquaculture development.
- (w)* Repair, alterations, and additions to existing cemeteries.
- (x)* Scientific/technical research and test facilities, provided a use permit shall only be issued for this use upon the following findings:
 - (1) That the use is of a low-intensity nature with a minimum of permanent construction required, no permanent on-site personnel or permanent on-site vehicles.
 - (2) That the nature of the operation requires an open, isolated, and radio frequency interference-free environment.
 - (3) That no manufacturing or industrial activities are involved.
 - (4) That the size, location and design of any proposed facility as well as level of activity on the site are compatible with the policies of the Local Coastal Program Plan.
 - (5) That the proposed use does not impair existing or potential agricultural uses on the site or on surrounding properties. The applicant shall demonstrate how agriculture will not be impaired, including provisions for leasing portions of the site for agricultural uses.
 - (6) That the proposed use of facility does not create a potential for any health or safety hazard.
 - (7) That the applicant for such a facility shall describe the manner in which other users might be accommodated in sharing the proposed facility so

as to avoid the duplication of such facilities in the future.

- (y)* Corporation/maintenance yards for public purposes.
- (z)* Permanent roadstands for the sale of produce.
- (aa) Keeping of pets in association with a one-family dwelling.
- (ab) Limited keeping of pets in association with a farm labor housing unit or multiple-family dwelling unit.
- (ac) Animal fanciers.
- (ad)* Veterinary hospitals for small animals.
- (ae)* Veterinary hospitals for large animals.
- (af)* Keeping of confined animals.

* Uses allowed subject to a use permit

¹ Allowed subject to a kennel/cattery permit

² Allowed subject to timber harvesting permit

³ Allowed subject to oil well permit

⁴ Allowed subject to quarry permit

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6905.5 is hereby added to read as follows:

SECTION 6905.5. PROHIBITED USES IN MIDCOAST LCP UPDATE PROJECT AREA. The following uses are prohibited in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter:

- (a) Oil and gas exploration, production and storage.
- (b) Quarries and waste disposal sites.
- (c) Timber harvesting and commercial woodlots, except selective tree removal or thinning for resource management purposes. Resource Management purposes include to prevent fire hazard, remove exotic or invasive species, improve tree growth, and prevent tree falling hazard.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 36, Appendix is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 4. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 5. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(6/5/06)

ORDINANCE NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) CHAPTER 21A, PLANNED AGRICULTURAL (PAD) DISTRICT TO (1) REVISE SECTION 6353 AND ADD SECTION 6353.5 TO PROHIBIT INCOMPATIBLE USES IN THE MIDCOAST PROJECT AREA; AND (2) ADD APPENDIX SHOWING THE MIDCOAST PROJECT AREA MAP

The Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6353 is hereby amended to read as follows:

SECTION 6353. USES PERMITTED SUBJECT TO THE ISSUANCE OF A PLANNED AGRICULTURAL PERMIT. The following uses are permitted in the PAD subject to the issuance of a Planned Agricultural Permit, except as further restricted by Section 6353.5. The Planned Agricultural Permit which shall only be issued in accordance with the criteria set forth in Section 6355 of this ordinance.

Applications for Planned Agricultural Permits shall be made to the County Planning Commission and shall be considered in accordance with the procedures prescribed by the San Mateo County Zoning Ordinance for the issuance of use permits and shall be subject to the same fees prescribed therefore.

A. On Prime Agricultural Lands

1. Single-family residences.
2. Farm labor housing.
3. Public recreation/shoreline access trail (see Section 6355D.2).
4. Non-soil dependent greenhouses and nurseries if no alternative building site on the parcel exists.
5. Onshore oil and gas exploration, production, and minimum necessary related storage subject to the issuance of an oil well permit, except that no wells shall be located on prime soils.
6. Uses ancillary to agriculture.

7. Permanent roadstands for the sale of produce, providing that the amount of prime agricultural land converted does not exceed one-quarter (1/4) acre, and subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
8. Facilities for the processing, storing, packaging, and shipping of agricultural products.
9. Commercial woodlots and temporary storage of logs.

B. On Lands Suitable for Agriculture and Other Lands

1. Single-family residences.
2. Farm labor housing.
3. Multi-family residences if for affordable housing.
4. Public recreation/shoreline access trail (see Section 6355D.3 and 4).
5. Schools.
6. Fire stations.
7. Commercial recreation.
8. Aquacultural activities.
9. Wineries, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.
10. Timber harvesting, commercial woodlots and log storage, providing that no commercial timber harvesting shall occur within 1,000 feet of any legal dwelling in existence on June 18, 1991, except under the following circumstances:
 - a. Timber harvesting operations for which all permits had been received on or before June 18, 1991, may complete operations in accordance with the terms and conditions of such permits.
 - b. Timber harvesting operations may occur within the 1,000-foot buffer zone with prior written approval of the owner of the affected dwelling, subject to the prior recordation of the statement specified in Section 6401.5.

- c. Normal forest maintenance may be conducted within the 1,000-foot buffer zone, but shall be limited to: (a) removing dead, dying, or diseased trees and snags; (b) salvaging downed wood; (c) cutting trees for the purposes of developing viewsheds or landscape aesthetics in accordance with other applicable provisions of this Part and of Division VII, San Mateo County Ordinance Code; or (d) clearing for firebreaks, in accordance with requirements of the County Fire Marshal or other applicable fire authority having jurisdiction.

Notwithstanding the above, access roads to the site of timber harvesting operations may be constructed, improved, and used within the 1,000-foot buffer zone. The limitation on harvesting within 1,000 feet of an existing dwelling shall not apply to a dwelling located on the parcel which is proposed for timber harvesting.

For the purpose of this section, the distance from a dwelling shall be measured along the surface of the ground.

11. Onshore oil and gas exploration, production, and storage subject to the issuance of an oil well permit.
12. Facilities for the processing, storing, packaging, and shipping of agricultural products.
13. Uses ancillary to agriculture.
14. Kennels or catteries, subject to a kennel/cattery permit.
15. Scientific/technical research and test facilities, provided a Planned Agricultural Permit shall only be issued for this use upon the following findings:
 - a. That the use is of a low-intensity nature with minimum of permanent construction required, no permanent on-site personnel or permanent on-site vehicles.
 - b. That the nature of the operation requires an open, isolated, and radio frequency interference-free environment.
 - c. That no manufacturing or industrial activities are involved.
 - d. That the size, location and design of any proposed facility as well as level of activity on the site are compatible with the policies of the Local Coastal Program.
 - e. That the proposed use does not impair existing or potential

agricultural uses on the site or on surrounding properties. The applicant shall demonstrate how agriculture will not be impaired, including provisions for leasing portions of the site for agricultural uses.

- f. That the proposed use or facility does not create a potential for any health or safety hazard.
 - g. That the applicant for such a facility shall describe the manner in which other users might be accommodated in sharing the proposed facility so as to avoid the duplication of such facilities in the future.
 - h. That the applicant demonstrate that no feasible sites exist in the RM, RM-CZ, TPZ, or TPZ-CZ zones for the proposed facility.
16. Permanent roadstands for the sale of produce, subject to the findings required for the approval of use permits established in Section 6503 of the San Mateo County Zoning Ordinance.

SECTION 2. San Mateo County Ordinance Code, Division IV, Chapter 21A, Section 6353.5 is hereby added to read as follows:

SECTION 6353.5. PROHIBITED USES IN MIDCOAST LCP UPDATE PROJECT AREA. The following uses are prohibited in the Midcoast LCP Update Project Area, as shown on the map that is part of this Chapter:

- A. Onshore oil and gas exploration, production and storage.
- B. Timber harvesting, commercial woodlots, and storage of logs, except selective tree removal or thinning for resource management purposes. Resource Management purposes include to prevent fire hazard, remove exotic or invasive species, improve tree growth, and prevent tree falling hazard.

SECTION 3. San Mateo County Ordinance Code, Division IV, Chapter 21A, is hereby added to include a map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA

***Note: in this pdf version, please see p.36
(Attachment A, Exhibit B)
for LCP Update Project Area map.***

SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 21A, is hereby amended to renumber Sections 6354-6363 to 6355-6364.

SECTION 5. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and appropriate fees paid; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6 This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as conforming to the California Coastal Act.

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(6/1/06)

RECOMMENDED METHOD TO RESERVE WATER CAPACITY FOR FAILED WELLS AND AFFORDABLE HOUSING

Background

The LCP requires that Coastside County Water District (CCWD) and Montara Water and Sanitary District (MWSD) reserve water supply capacity for land uses given priority by the Coastal Act and LCP. The priority land uses for which water is to be reserved are:

- Marine Related Industrial
- Commercial Recreation
- Public Recreation
- Floriculture
- Essential Public Services
- Development at Affordable Housing Sites
- Historic Structures
- Consolidated Lots in Miramar

CCWD has reserved priority use water capacity. To date, the District has set aside far more of its reserved capacity than it has sold.

MWSD has not reserved priority use water capacity. The District currently has no unsold capacity available for new development.

Failed Wells

Since 1986, the County has allowed private water wells in the urban Midcoast. There are presently more than 550 individual wells serving Midcoast residences. Wells may fail due to mechanical or water quality problems, or inadequate water supply. In 1995, the County became aware of one well that failed because of inadequate water supply; today there are four cases of failed wells in the Midcoast.

In 1995, the LCP was amended to reserve water capacity for ten failed wells in the Coastside County Water District. The reservation is included as an element of the Essential Public Services priority use. To date, eight water hookups have been granted for failed wells: four in the Midcoast and four in Half Moon Bay.

The Board tentatively approved amending the LCP to reserve water capacity for wells deemed to have failed by the Environmental Health Division. The capacity would be equivalent to 40 residential water hookups (20 CCWD and 20 MWSD). Reserving capacity equivalent to 40 additional water connections represents ten times the number of well failures that have occurred between 1986 and 2006.

Affordable Housing

LCP Policy 3.15 designates three Midcoast affordable housing sites, and requires that 35% - 50% of the units developed be for low and moderate income households.

LCP Policy 2.29 (Table 2.17) reserves water capacity for the designated affordable housing sites.

Although the LCP reserves water capacity for the three designated affordable housing sites, to date, these sites have not been developed.

The Board tentatively approved that the LCP be amended to reserve water capacity for Midcoast affordable housing units other than at the designated housing sites. The Board also tentatively approved other incentives that would encourage voluntary development of affordable housing, particularly on substandard lots that cannot be merged.

The Board did not specify how many additional affordable units are to be served by the reserved water capacity. This change could be viewed as part of a “pilot project” to attract new dispersed affordable housing in the Midcoast, and limited in scale initially. The Subcommittee recommends that the amount reserved for “other affordable housing” be the same as that reserved for “failed wells,” i.e., equivalent to 40 additional residential water hookups (20 CCWD and 20 MWSD).

Analysis

Reserving water capacity for failed wells and other affordable housing will require reallocation of existing reserved capacity from other priority uses. In March, staff reported that the “set-aside” for Floriculture, Public Recreation, or Designated Affordable Housing Sites may need to be reduced in favor of accommodating failed wells and dispersed affordable housing.

Since the water reservation for Floriculture appears substantial, and the fact that local flower growers face strong foreign competition, staff perceived that excess Floriculture reserved water capacity may exist.

Coastside County Water District

LCP Table 2.17 requires that the Coastside County Water District (CCWD) reserve 230,000 gallons per day for floriculture located in its unincorporated service area.

Review of CCWD’s 2005 billing records indicates existing unincorporated floriculture customers use 137,142 gallons per day. This figure represents the sum of water consumption during the highest use billing period for each customer.

As such, the LCP requires that more water (92,858 gallons per day) be reserved for floriculture than is actually being used.

The Midcoast LCP Update Study assumes that one Midcoast household consumes 242 gallons of water per day. A local engineering consultant assumes that one Midcoast household consumes 250 gallons of water per day. Based on the later figure, 10,000 gallons per day is required to serve 20 residences with failed wells and 20 additional affordable housing units in the CCWD unincorporated service area.

Montara Water and Sanitary District

LCP Table 2.17 requires that the Montara Water and Sanitary District (MWSD) reserve 20,000 gallons per day for floriculture located within its service area.

Conversation with a MWSD director revealed that there are no existing floriculture customers.

This means that the LCP requires that more water (20,000 gallons per day) be reserved for floriculture than is actually being used.

As indicated above, 10,000 gallons per day is required to serve 20 residences with failed wells and 20 affordable housing units (other than Affordable Housing Sites) within the MWSD service area.

Subcommittee Recommendation

The Subcommittee recommends that LCP Table 2.17 be amended as follows:

- Add “Other Affordable Housing” to the list of Local Coastal Program Priorities.
- Reduce the amount of water that CCWD must reserve for Floriculture from 230,000 gallons per day to 220,000 gallons per day.
- Increase the amount of water that CCWD must reserve for Essential Public Services from 9,135 gallons per day to 14,135 gallons per day. Also, revise footnote “2” to indicate that 7,710 gallons per day of the 14,135 gallons per day (30 units) is reserved for One-Family Dwellings with Failed Domestic Wells, i.e., wells deemed to have failed by the Environmental Health Division.
- Establish the amount of water that CCWD must reserve for Other Affordable Housing as 5,000 gallons per day.
- Reduce the amount of water that MWSD must reserve for Floriculture from 20,000 gallons per day to 10,000 gallons per day.
- Establish the amount of water that MWSD must reserve for Essential Public Services as 5,000 gallons per day. Also, revise footnote “2” to indicate that the 5,000 gallons per day (20 units) is reserved for One-Family Dwellings with Failed Domestic Wells, i.e., wells deemed to have failed by the Environmental Health Division.

- Establish the amount of water that MWSD must reserve for Other Affordable Housing as 5,000 gallons per day.

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July 14, 2006

President Jerry Hill
Supervisor Rich Gordon
San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94063

Re: Mid-Coast LCP Update – Burnham Strip

Dear Supervisors Hill and Gordon,

Committee for Green Foothills would like you to consider adding additional allowable uses to the zoning for the Burnham Strip that would facilitate keeping the area in open space, while addressing identified pollution problems and providing a source of revenue to the affected property owners.

As you know, there is a high degree of concern regarding management of stormwater runoff from the urban Midcoast communities. Uncontrolled runoff from the urban area adds sediment and other harmful constituents to the ocean environment. There is an ongoing multi-agency effort, the California Critical Coastal Area Pilot Project, which seeks to devise ways of reducing Nonpoint Source Pollution in the Fitzgerald Marine Reserve, the Pillar Point Harbor, and beyond. The California Coastal Commission, State Coastal Conservancy, San Francisco Bay Regional Water Quality Control Board, Gulf of the Farallones National Marine Sanctuary, San Mateo County Harbor District, County of San Mateo, Sewer Authority Midcoastside, San Mateo County Resource Conservation District, and other agencies and stakeholders are part of this effort.

The Burnham Strip presents one important opportunity for addressing this problem of Nonpoint Source Pollution. Using the open space area on the east side of Highway One in El Granada for detention of peak stormwater runoff, and providing bio-filter systems such as vegetated buffer strips, engineered wetlands, expansion of the existing willow/riparian areas, for example, could help remove sediment and other pollutants from the stormwater surface runoff in El Granada.

Committee for Green Foothills is also aware that the Sewer Authority Midcoastside (SAM) has been studying options for addressing peak flows during storms that can create overloads on the SAM treatment plant, which potentially could result in discharging untreated wastewater into the ocean. One identified option is to construct a 600,000

gallon underground storage tank as part of an overall system to manage peak wet weather flows. An underground storage facility beneath the Burnham Strip could still allow for the above-ground stormwater runoff strategies and improvements described above.

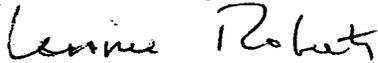
These options are not being immediately proposed, but we believe that they could present additional uses of the Burnham Strip that would facilitate maintaining the area in open space.

The proposed Half Moon Bay-Midcoast parallel trail could also be a complementary and integral part of the planning for this area.

To this end, we suggest adding language to conditionally permit uses to control stormwater pollution including bio-filters, engineered wetlands, vegetated buffer strips, and underground storage facilities as part of the Mid-Coast LCP Update.

Thank you for consideration of this request.

Sincerely,



Lennie Roberts

Cc: George Bergman, San Mateo County Planning
Lisa Sniderman, California Coastal Commission
Marina Cazorla, State Coastal Conservancy
Carmen Fewless, San Francisco Bay Regional Water Quality Control Board
Jack Foley, Sewer Authority Midcoastside
Peter Grenell, San Mateo County Harbor District
Geoffrey Davis, Chair, Mid-Coast Community Council
April Vargas, Vice President, Committee for Green Foothills
Holly Van Houten, Executive Director, Committee for Green Foothills

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March 7, 2006

The Honorable Board of Supervisors
The Hon. Jerry Hill, President
The Hon. Rose Jacobs Gibson, Vice President
The Hon. Mark Church
The Hon. Richard S. Gordon
The Hon. Adrienne J. Tissier
County of San Mateo
400 County Center
Redwood City, CA 94063

Re: Proposed LCP Amendment

Dear Mark,

As you know this office represents Big Wave LLC, the applicant for a proposed office development and wellness center for developmentally delayed adults.

While this project has widespread community support, there appears to be a significant difficulty with obtaining water for the project. Coastside County Water District ("CCWD") would like to serve the project with water. It has sufficient priority capacity under Phase 1 to serve the wellness center. However, the wellness center which will combine 36 living units with a community center and employment center cannot be built unless the office development is also built because the office development subsidizes the wellness center. Therefore, it is necessary for the office development to also obtain water. CCWD is interested in providing water for the entire project. The difficulty comes in Table 2.17 of the County's LCP, which states that:

"The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued."

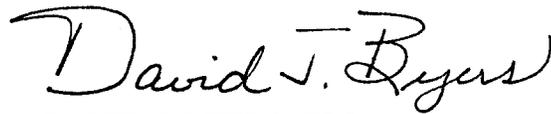
I really don't think anybody was considering this kind of project when this was written. We suggest that this last sentence be changed to read:

"The reserve capacity allocated to these priority uses may be shared by an associated non-priority use if the associated non-priority use must be built in order to subsidize the priority use."

We will be at the hearing on March 14, 2006. We look forward to addressing this issue

Sincerely,

McCRACKEN, BYERS & HAESLOOP LLP

A handwritten signature in black ink that reads "David J. Byers". The signature is written in a cursive style with a large, prominent "D" at the beginning.

DAVID J. BYERS, ESQ.

cc: Marcia Raines, Director of Environmental Services
Michael Murphy, Assistant County Counsel
Big Wave LLC

DJB/jkvb



COUNTY OF SAN MATEO

INTERDEPARTMENTAL CORRESPONDENCE

To: Honorable Board of Supervisors
From: County Counsel
Subject: Process for Certification of the LCP Update by the California Coastal Commission
Date: February 3, 2005

This memo summarizes the process by which the California Coastal Commission (Commission) certifies an amendment to the County's Local Coastal Plan (LCP).

After the Board of Supervisors adopts a proposed amendment, it must be submitted to the Commission for certification of consistency with the California Coastal Act (Pub. Resources Code, §§ 30,000, et seq. (Act).) The Commission's Executive Director has ten (10) working days to determine whether the County's submittal is sufficient to meet filing requirements. If it is insufficient, the Director notifies the County, and the County can resubmit the amendment with the correction. If the Director fails to make any finding within the ten days' period, the submittal is deemed sufficient.

If the amendment is considered a "major" amendment and affects land use planning, the Commission has ninety (90) days to certify or refuse to certify the amendment in whole or in part after public hearing. If the Commission fails to act within 90 days, the amendment is deemed approved. For major amendments affecting zoning, the process is similar, but the Commission has only sixty (60) days to make a determination. A decision to certify requires a majority vote.

If the Commission decides *not* to certify an amendment, in whole or in part, it must provide a written explanation, and it may suggest modifications. If the local agency adopts the modifications, the plan may be deemed certified upon confirmation by the Commission's Executive Director. A local agency may also address the Commission's objections by means other than those proposed by the Commission, but this requires resubmittal of the amendment.¹

Since an amendment to an LCP does not become effective until the Commission certifies it, the failure to accept the Commission's modifications means that the amendment does not become law. However, we are not aware of any consequence for the failure to update an LCP. In fact,

¹ When an agency submits an amendment for certification, it may request that the Commission not recommend modifications, and in that event, the Commission will either certify or refuse to certify the amendments.

the Act does not require local agencies to update LCPs. Instead, the Commission is required to conduct periodic reviews of LCPs at least once every five (5) years to determine whether the program is being effectively implemented. If the Commission determines that it is not being effectively implemented, the Commission must submit recommendations to the local agency of corrective actions to be taken. This may include amendments to the agency's LCP. If the local agency does not take the recommended action within one year, it must forward a report to the Commission setting forth its reasons. The Commission must then review the report and where appropriate recommend legislative action to assure effective compliance with the Act.

If the Commission made modifications to the proposed LCP Update amendments and the County refused to accept the modifications, it is possible that the Commission would initiate a periodic review. If the County continued to refuse to accept the Commission's recommendations, the Commission could make a report to the Legislature. However, short of statutory action, the Commission could not compel the County to amend its LCP.

In a recent dispute over the City of Malibu's failure to enact an LCP after its incorporation nine (9) years ago, the Legislature enacted a statute at the Commission's request authorizing the Commission to adopt an LCP for Malibu. That statute was upheld by the court in *City of Malibu v. California Coastal Com'n.* (2004) 121 Cal.App.4th 989. However, there has been no reported decision involving a refusal by the local agency to accept modifications to an amendment to an existing LCP or to do an LCP update. The Malibu situation could be distinguished from an LCP update since, there, the city had no certified LCP which is clearly required by the Act.

Another potential issue is the fact that the County accepted a grant in 2000 for approximately \$40,000 to fund activities for the LCP update (The activities were preparing an Alternatives Report, conducting community workshops and preparing draft LCP amendments) The grant requires the County to include policies related to (1) offers-to-dedicate public access and (2) nonpoint source pollution. However, the grant does not contain any requirement that the County adopt a particular policy or accept modifications or recommendations by the Commission.

Please feel free to contact us if you have questions or would like further information.

THOMAS F. CASEY, III, COUNTY COUNSEL