
IV. ENVIRONMENTAL IMPACT ANALYSIS

I. LAND USE & PLANNING

INTRODUCTION

This section of the Draft Environmental Impact Report (DEIR) addresses the subject of land use and planning with respect to the proposed Big Wave Wellness Center and Office Park project (“proposed project”). The Land Use & Planning section describes the existing land use setting and uses of the project site and adjacent areas. It includes the identification of current general plan policies and zoning designations. The purpose of this section is to provide the environmental and regulatory background necessary to analyze potential impacts to land use associated with the proposed project.

METHODOLOGY

The impacts of the proposed project on land use were analyzed qualitatively, focusing on consistency between planned and permitted uses under applicable land use plans. The evaluation assesses the consistency of the proposed project with the policies of the following documents:

- *San Mateo County General Plan*, County of San Mateo, Department of Environmental Management, Planning and Building Division, November 1986;
- *Local Coastal Program*, County of San Mateo, Environmental Services Agency, Planning and Building Division, June 1998;
- *Area Plans Summary: Montara-Moss Beach-El Granada Community Plan*, County of San Mateo, Department of Environmental Management, Planning and Development Division, 1985;
- *Half Moon Bay Airport Land Use Plan*, Chapter III of the San Mateo County Comprehensive Airport Land Use Plan, County of San Mateo, December 1996;
- *Zoning Regulations*, County of San Mateo, Environmental Services Agency, Planning and Building Division, July 1999; and
- *Community Design Manual*, County of San Mateo, 1976.

ENVIRONMENTAL SETTING

Project Site and Surrounding Land Uses

The approximately 19.4-acre project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area in unincorporated County of San Mateo (see Figure III-1). The project site currently consists of two adjacent agricultural fields that are part of a larger ongoing and continuous farming operation. The northern parcel is 14.25 acres in size and the southern parcel is 5.12 acres in size. The

project site is relatively flat, with gentle slopes to the south and west. Due to extensive site farming activities, little to no vegetation remains over the majority of the project site. In those areas where normal farming activities have not occurred recently (e.g., along the Airport Street verge and in very small, scattered patches within the agricultural fields), non-native annual grasses and herbs occur. A natural drainage swale separates the two parcels and leads to the Pillar Point Marsh, a salt marsh habitat influenced by both tidal action and freshwater runoff from its tributary drainage area. Additionally, a total of 0.74 acres (32,180 sf) of wetlands under the protection of the California Coastal Commission occur on the project site, of which 0.45 acres is Federal jurisdictional waters/wetlands are under the permit authority of the US Army Corps of Engineers (USACOE). Photos of the project site are provided in Figures III-3 through III-6.

Surrounding land uses include the Half Moon Bay Airport and County of San Mateo open space across Airport Street to the east, the El Granada Mobile Home Park adjacent to and north of the project site, the Pillar Point Marsh to the west, and the Princeton/Pillar Point Harbor industrial/commercial area adjacent to and south of the project site. The Fitzgerald Marine Reserve, which is bracketed by Maverick's Surf break to the south and Montara Beach to the north, is located along the coast approximately 0.25 miles to the west. Views of the surrounding land uses are shown in Figure III-7 and Figure III-8.

Land Use Designation and Zoning

County of San Mateo General Plan

According to the County of San Mateo General Plan (General Plan), the project site is located within the Montara-Moss Beach-El Granada Urban Community, within the Mid-Coast area or "Coastside." The Montara-Moss Beach-El Granada community extends along the Pacific Coast from Martini Creek, at the base of Montara Mountain, to the northerly city limits of Half Moon Bay.¹ The General Plan defines "Urban Communities" as areas with commercial centers which serve the needs of the local population and industrial areas which contribute to the local economy, and function like self-contained, independent cities.² The Coastside is predominately rural and devoted to agricultural, recreational, or open space uses. Development is concentrated in a collection of small urban communities, stretching 10 miles along the Pacific Ocean from Montara in the north to Half Moon Bay in the south.³ The predominant land use in the Montara-Moss Beach-El Granada community is single family residential. Commercial uses are clustered along the Highway 1 corridor and Pillar Point Harbor. The Half Moon Bay Airport, located midway between El Granada and Montara, dominates the industrial area. Beaches, parks, agriculture and general open space lands surround the community. Additionally, the Montara-Moss Beach-El Granada

¹ County of San Mateo, Department of Environmental Management, Planning and Development Division, *Area Plans Summary, Montara-Moss Beach-El Granada Community Plan, 1985, page 3.1.*

² San Mateo County, Environmental Services Agency, Planning and Building Division, *County of San Mateo General Plan, Chapter 8 - Urban Land Use, November 1986, page 8.2.*

³ San Mateo County, Environmental Services Agency, Planning and Building Division, *County of San Mateo General Plan, Chapter 7 - General Land Use, November 1986, page 7.7.*

community has significant amounts of undeveloped acreage; however, development on the Coastside is curtailing due to constrained drinking water supply and sewage treatment capacity.⁴

The Mid-Coast Area Land Use Map⁵ designates the land use of the northern and southern parcels of the project site as General Industrial, which allows for manufacturing and processing uses including but not limited to fabricating, assembling, and storing products.⁶ The locational criteria for this land use designation are as follows: existing industrial areas; accessible to housing opportunities; where sufficient existing or potential urban services are available; and/or proximate and convenient to major transportation facilities (roads, transit, rail).⁷

County of San Mateo Zoning Regulations

The zoning designations for the project site are as follows:

Office Park Property (Northern Parcel)

- Light Industrial/Design Review/Coastal Development District (M-1/DR/CD)
- Light Industrial/Airport Overlay/Design Review/Coastal Development District (M-1/A-O/DR/CD)

Wellness Center Property (Southern Parcel)

- Waterfront/Design Review/Coastal Development District (W/DR/CD)
- Waterfront/Airport Overlay/Design Review/Coastal Development District (W/A-O/DR/CD)

⁴ San Mateo County, Environmental Services Agency, Planning and Building Division, County of San Mateo General Plan, Chapter 8 - Urban Land Use, November 1986, page 8.3 and 8.6.

⁵ San Mateo County, Department of Environmental Management, Planning and Building Division, County of San Mateo General Plan Policies, Mid-Coast Area Land Use Map, November 1986, page 8.5M.

⁶ San Mateo County, Department of Environmental Management, Planning and Building Division, County of San Mateo General Plan Policies, Table 7.1P - General Plan Land Use Designations, November 1986, page 7.5P.

⁷ San Mateo County, Department of Environmental Management, Planning and Building Division, County of San Mateo General Plan Policies, Table 8.1P - Appropriate Land Use Designations, Densities and Locational Criteria in Urban Areas, November 1986.

According to the County of San Mateo Zoning Regulations (Zoning Regulations), the following permitted uses, development, design, and performance standards are applicable to the proposed project:

Office Park Property

“M-1” (Light Industrial) District

Permitted Uses

A total of 167 specific uses are permitted in the M-1 District, as well as 10 uses permitted with a Use Permit. Allowable uses in the M-1 District include but are not limited to the following (see Section 6271 of the Zoning Regulations): storage, assembly and manufacturing, communication centers, and administrative, research and professional offices, excluding doctors and dentists.

Development Standards

The following development standards set forth in the County of San Mateo Zoning Regulations apply to the M-1 District:

- Minimum Building Area (per building): 5,000 square feet (sf) and a frontage of not less than 50 ft
- Maximum Building Height: 75 feet (ft)
- Setbacks: Same as specified for “C-1” Commercial Districts (Section 6252).

Front Yards Setback: None

Side and Rear Yards Setbacks:

1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in any “R” District shall comply with the provisions of this Part as to side and rear yards which are required by any combined “S” District, provided that when the ground floor of any such building is used exclusively for any commercial purpose, no side or rear yard shall be required for said ground floor except as set forth in the following subparagraphs 2 and 3.
2. There shall be a side yard of at least 3 ft along the side of every lot in a “C-1” District, which side is bordering on property in any “R” District.
3. There shall be a rear yard of at least 6 ft along the rear of every lot in a “C-1” District, which rear is bordering on property in any “R” District.

Wellness Center Property

“W” (Waterfront) District

The purpose of the W District is to:

1. Provide a “working waterfront” area intended primarily for the location of marine related trades and services and manufacturing land uses that support commercial fishing and recreational boating activities;
2. Accommodate a compatible mix of recreational, resource management and waste management land uses;
3. Protect the functional and economic viability of the “working waterfront” area by restricting incompatible land uses;
4. Support and strengthen the Coastside economy by providing trade and employment opportunities;
5. Encourage architectural design and site planning that will, as much as possible, enhance the appearance of a “working waterfront”; and
6. Implement the policies of the San Mateo County General Plan, especially those concerning protection and development of coastal resources.

Permitted Uses

Allowable uses in the W District include but are not limited to the following (see Section 6287 of the Zoning Regulations): indoor low to moderate impact manufacturing (and outdoor with a Use Permit), indoor storage (and outdoor with a Use Permit), parks (with a Use Permit), linear parks and trails, small solid waste collection facilities, parking lots and garages, limited keeping of pets, and other compatible uses with a Use Permit.

Development Standards

The following development standards set forth in the County of San Mateo Zoning Regulations apply to the W District:

- Minimum Building Site (per building): 5,000 sf and a width of not less than 50 ft
- Maximum Building Height: 36 ft
- Maximum Lot Coverage: 60 percent
- Outdoor Storage: The storage of miscellaneous materials, articles, equipment or scrap in support of a permitted use providing that the storage site is screened from view by

a six-foot high solid wood, masonry or cyclone fence with wooden slats, dense landscaping, or a combination of fencing and landscaping materials.

- Landscaping: Landscaping must be provided in the following areas:
 - a. Parking Areas: In accordance with Section 6121(a)(1) and (4) of the Zoning Regulations.
 - Screening: Automobile parking facilities for more than ten (10) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any R-E, R-1, R-2, or R-3 District by a solid masonry wall. Such wall shall not be less than 6 ft in height, except within required front yard areas and shall be maintained in good condition. Screen planting or wooden fences may be substituted for aesthetic reasons, or in cases of practical difficulties or unusual hardship, provided that the design and plant material is approved by the Planning Director and a bond to guarantee the installation and maintenance of said screen planting or fencing, for a period of three years, is posted with the Planning Commission. (Section 6121(a)(1))
 - Landscaping: A planter or landscaped area of at least 4 ft wide shall be provided adjacent to all street rights-of-way. In addition, any area within the street right-of-way between the edge of the sidewalk and the outer edge of the right-of-way shall be developed as a planter or landscaped area in conjunction with the required 4 ft area above, unless this requirement is waived by the County Engineer. Where a parking area has a capacity of more than ten (10) parking spaces, landscaped areas including the above 4 ft street buffer strip shall be not less than five percent of the total parking lot area.

Live landscaping shall be provided and maintained within any planter or landscaped area required by this section. Not more than 30 percent of the planter or landscaped area may be covered with hard surfaces such as gravel, landscaping rock, concrete, or other impervious materials. Such landscaped area or planter shall create the visual and physical separation necessary to reduce the traffic hazards between pedestrians and vehicles. (Section 6121(a)(4))
 - b. Additional Landscaping Requirements: In certain cases, landscaping may be required as a condition of use permit approval in order to: (a) provide a buffer between dissimilar uses; (b) screen equipment or materials stored out of doors; or (c) enhance the appearance of buildings.

- Loading: Where feasible, a loading bay for loading and unloading may be required onsite in order to minimize traffic hazards and congestion on roadways.

Both Parcels

“DR” (Design Review) District

Design Standards

The DR Regulations establish design standards for specific Bayside County areas. In the DR Regulations, Section 6565.17 (Standards for Design in Other Areas), the following design standards shall apply in other areas zoned Design Review:

- A. Proposed structures are designed and situated so as to retain and blend with the natural vegetation and land forms of the site and to insure adequate space for light and air to itself and adjacent properties.
- B. Where grading is necessary for the construction of structures and paved areas, it blends with adjacent land forms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property.
- C. Streams and other natural drainage systems are not altered so as to affect their character and thereby causing problems of drainage, erosion or flooding.
- D. Structures are located outside flood zones, drainage channels and other areas subject to inundation.
- E. Trees and other vegetative land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.
- F. A smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials which are native or appropriate to the area.
- G. Views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors.
- H. Construction on ridgelines blends with the existing silhouette by maintaining natural vegetative masses and land forms and does not extend above the height of the forest or tree canopy.
- I. Structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below.

- J. Public views to and along the shoreline from public roads and other public lands are protected.
- K. Varying architectural styles are made compatible through the use of similar materials and colors which blend with the natural setting and surrounding neighborhoods.
- L. The design of the structure is appropriate to the use of the property and is in harmony with the shape, size and scale of adjacent building in the community
- M. Overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas.
- N. The number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.
- O. Paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

“CD” (Coastal Development) District

As noted in Section 6328.1 (Regulations for “CD” District) of the Zoning Regulations, the regulations of this district shall apply in addition to the regulations of any district with which the “CD” District is combined. Additionally, where the plans, policies, requirements or standards of the Local Coastal Program, as applied to any project in the “CD” District, conflict with those of the underlying district, or other provisions of this Part, the plans, policies, or requirements or standards of the Local Coastal Program shall take precedence (Section 6325.13 (Precedence of Local Coastal Program) of the Zoning Regulations).

Except as provided by Section 6328.5 (Exemptions), any person, partnership, corporation or state or local government agency wishing to undertake any project, as defined in Section 6328.3(r), in the “CD” District, shall obtain a Coastal Development Permit in accordance with the provisions of this Chapter, in addition to any other permit required by law. Development undertaken pursuant to a Coastal Development Permit shall conform to the plans, specifications, terms and conditions approved or imposed in granting the permit (Section 6328.4 (Requirement for Coastal Development Permit) of the Zoning Regulations).

Pursuant to Section 6328.15 (Findings) of the Zoning Regulations, a Coastal Development Permit shall be approved only upon the making of the following findings:

- (a) That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program.

- (b) Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
- (c) That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program.
- (d) That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19 (Emergency Permits).

“A-O” (Airport Overlay) District

The intent of the Airport Overlay (A-O) District is to provide a margin of safety at the ends of airport runways by limiting the concentration of people where hazards from aircraft are considered to be greatest (Section 6288.1 (Intent) of the Zoning Regulations).

Uses Permitted

Pursuant to Section 6288.2 (Uses Permitted) of the Zoning Regulations, all uses permitted by the underlying district shall be permitted in the A-O District except residential or uses with more than three (3) persons occupying the site at any one time. Permitted uses shall be subject to a use permit.

Development Standards

As provided in Section 6288.3 (Development Standards) of the Zoning Regulations, all new development shall be subject to the development standards of the underlying zoning district.

Performance Standards

Pursuant to Section 6288.4 (Performance Standards) of the Zoning Regulations, all new uses must meet the performance standards of the underlying zoning district.

Use Permits (Chapter 24)

Pursuant to Section 6500 (When May be Issued) of the Zoning Regulations, use permits, conditional use permits, revocable use permits, and use permits valid for a term of one year, may be issued for any of the following:

- (d) Location of the following uses in any district, within the Urban Areas of the Coastal Zone, when found to be necessary for the public health, safety, convenient or welfare:

Includes, but is not limited to, the follow:

3. Sanitarium.

- (f) Additional Requirements in the Coastal Zone. Uses Permits issued in the Coastal Zone will be subject to the hearing, notification, and appeal requirements outlined in Sections 6328.10, 6328.11, and 6328.16 of the Coastal Development District regulations. Approved uses in the Coastal Zone shall be consistent with the policies and standards of the San Mateo County Local Coastal Program.

REGULATORY SETTING

Federal and State Requirements

California Building Standards Commission-Green Building Standards

The California Building Standards Commission has developed green building standards, along with other state agencies, that will establish California as a leader in the efforts to reduce greenhouse gas (GHG) emissions from structures. The code as adopted includes mandatory features with a delayed effective date for housing, and voluntary standards for hospitals and other non-residential occupancies. The Commission will continue to work with state agencies and the many stakeholders as they develop a comprehensive set of mandatory provisions in the 2010 edition of the California Green Building Standards Code. The green building standards were adopted by the California Building Standards Commission on July 17, 2008. The 2008 California Green Building Standards Code is a supplement to the 2007 California Building Standards Code, and becomes effective August 1, 2009.⁸

Bay Area Clean Air Plan

The project area is within the San Francisco Bay Area Air Basin, under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is responsible for bringing and/or maintaining air quality in the Basin within federal and State air quality standards. Specifically, the BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Basin and to develop and implement attainment strategies to ensure that future emissions will be within Federal and State standards.

The BAAQMD has prepared a series of Clean Air Plans (CAP) in response to the Federal Clean Air Act (CAA), the most recent and rigorous of which was approved in December 2000. The 2000 CAP is

⁸ California Building Standards Commission, 2008 California Green Building Standards Code. Accessed by CAJA Staff at http://www.documents.dgs.ca.gov/bsc/2009/part11_2008_calgreen_code.pdf on April 20, 2009.

designed to address attainment of the State standards for ozone (O₃). The BAAQMD is beginning the process to prepare the 2009 Bay Area CAP.⁹

This DEIR analysis utilizes the 2000 adopted CAP. The 1997 CAP contained stationary and mobile source control measures, which included: developing rules to reduce vehicle trips to and from major residential developments, shopping centers, and other indirect sources; encouraging cities and counties to plan for high density development; and clustering development with mixed uses in the vicinity of mass transit stations. The 2000 CAP includes changes in the organization and scheduling of some existing control measures, some new stationary source control measures, revisions to previous stationary source measures, and deletion of some control measures no longer deemed feasible by BAAQMD staff. The transportation control measures (TCMs) are unchanged from the 1997 CAP. The 2000 CAP continues to discourage “urban sprawl,” while strongly endorsing high-density mixed-use developments near transit centers that reduce the need for commuting by personal vehicles.

San Francisco Bay Water Quality Control Plan (Basin Plan)

The Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) was developed by the California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region. The Basin Plan is intended to show how the quality of the surface and ground waters in the San Francisco Bay Region should be managed to provide the highest water quality reasonably possible. Specifically, the Basin Plan lists the following: various water uses in the region; describes the water quality that must be maintained to allow those uses; and describes the programs, projects, and other actions that are necessary to achieve the standards established in this plan.

The Basin Plan implements a number of state and federal laws, the most important of which are the California Porter-Cologne Water Quality Control Act and the federal Clean Water Act (CWA). The U.S. Environmental Protection Agency (U.S. EPA) has delegated responsibility for implementation of portions of the CWA to the State and Regional Boards, including water quality planning and control board programs, such as the National Pollutant Discharge Elimination System (NPDES).

City/County Association of Governments of San Mateo County (C/CAG), Congestion Management Plan (CMP)

The passage of Proposition 111 and 108 in 1990 included a requirement that every urban county within California designate a Congestion Management Agency (CMA) that would prepare, implement, and biennially update a Congestion Management Program (CMP) that includes all jurisdictions within the county. In San Mateo County, the City/County Association of Governments (C/CAG) was designated as the CMA. Subsequent legislation (Assembly Bill [AB] 2419) allowed existing CMAs to discontinue participation in the Program. San Mateo C/CAG voted to continue to participate in and adopt a CMP.

⁹ Bay Area Air Quality Management District (BAAQMD), 2009 Clean Air Plan. Accessed by CAJA Staff at <http://www.baaqmd.gov/pln/plans/ozone/> on October 21, 2008.

According to the state legislation, the purpose of a CMP is to develop a procedure to alleviate or control anticipated increases in roadway congestion and to ensure that federal, state, and local agencies join with transit districts, business, private, and environmental interests to develop and implement comprehensive strategies needed to develop appropriate responses to transportation needs.

The main requirements of the CMP legislation are summarized as follows:

- The CMA must specify a system of highways and roadways for which traffic Level of Service (LOS) standards shall be established. The CMP's Roadway System shall include at a minimum all state highways and principal arterials.
- LOS Standards intended to measure roadway congestion must be established for all state highways and principal arterials included in the CMP's Roadway System. LOS is a qualitative description of roadway operations ranging from LOS A (free flow conditions) to LOS F (completely jammed conditions). The CMP may not establish any standard below LOS E unless the LOS was F at the time that the standard was established;
- The Performance Element includes performance measures to evaluate current and future multimodal system performance for the movement of people and goods in San Mateo County;
- The CMP must contain an element promoting the use of alternative transportation modes and ways to reduce future travel demand. Improving a county's jobs/housing balance and implementing travel demand management strategies are specifically mentioned as ways of attaining the objectives of this element of the CMP;
- The purpose of this element of the CMP is to create and implement a program to analyze the impacts of land use decisions made by local jurisdictions on regional transportation systems. Estimates of the costs associated with mitigating the projected impacts must be included in the CMP, with some exceptions; and
- The CMP must contain a 7 year program of projects expected to maintain or improve traffic LOS and transit performance, and to mitigate the impacts of local land use decisions. Projects contained in the CIP must also conform to transportation-related air quality mitigation measures.

In addition to these requirements, a CMP must also include a uniform database and a computer-based transportation model that will be used to determine the quantitative impacts of proposed or planned land developments on a county's transportation systems. Finally, the CMA (San Mateo C/CAG) is charged with monitoring the implementation of all elements of the CMP and determining conformance with the CMP's requirements and recommendations.

Regional and Local Requirements

County of San Mateo General Plan

The County of San Mateo General Plan (General Plan) was adopted in 1986 and sets forth goals and policies for the future development of the County, designating the location of desired future land uses within the County. The General Plan consists of an overview and 16 elements, including: (1) Vegetative, Water, Fish and Wildlife Resources; (2) Soil Resources; (3) Mineral Resources; (4) Visual Quality; (5) Historical and Archeological Resources; (6) Park and Recreation Resources; (7) General Land Use; (8) Urban Land Use; (9) Rural Land Use; (10) Water Supply; (11) Wastewater; (12) Transportation; (13) Solid Waste; (14) Housing; (15) Natural Hazards; and (16) Man-Made Hazards.

The General Land Use Chapter of the General Plan guides the future physical development of the unincorporated areas of the County by (1) establishing a boundary which designates urban and rural areas, and (2) prescribing appropriate urban and rural land uses and densities. The Urban and Rural Land Use Chapters of the General Plan provide in more detail a specific land use plan which shows how land in the County should be used and attempts to provide for closer coordination of land use planning with LAFCO's sphere of influence program.¹⁰ The Land Use Chapters of the General Plan translate combine the policies from the other chapters into a comprehensive land use plan which guides the future development of the unincorporated areas of the County.¹¹

Consistency of the proposed project with the applicable General Plan policies is analyzed in Table IV.I-1 (County of San Mateo Regional and Local Requirements Consistency Analysis) at the end of this section.

County of San Mateo Zoning Regulations

The County of San Mateo Zoning Regulations (Zoning Regulations) serve as the County's zoning ordinance to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare, in addition to the following:

- (a) To guide, control, and regulate the future growth and development of San Mateo County;
- (b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other private and public areas within the County, and to assure the orderly and beneficial development of such areas;
- (c) To obviate the menace to the public safety resulting from the locating of buildings, and the use thereof, and the use of land, adjacent to streets and highways which are a part of the Streets and Highway Plan Unit of the Master Plan of the County, or which are important

¹⁰ San Mateo County, Environmental Services Agency, Planning and Building Division, County of San Mateo General Plan, Chapter 7 - General Land Use, November 1986, page 7.1.

¹¹ San Mateo County, Environmental Services Agency, Planning and Building Division, County of San Mateo General Plan, Chapter 7 - General Land Use, November 1986, page 7.3.

- thoroughfares, in such manner as to cause interference with existing or prospective traffic movements on said streets and highways;
- (d) To provide adequate light, air, privacy, and convenience of access to property; and to secure safety from fire, inundation, and other dangers; and
 - (e) To prevent overcrowding the land and prevent undue congestion of population.

The Zoning Regulations for the project area were first adopted in 1957 and have been amended through August 2000. Development guidelines for properties within the County of San Mateo are established by the Zoning Regulations. Specific development standards applicable to the proposed project are included above, under subheading “Land Use Designation and Zoning” on pages IV.I-4 through IV.I-9 of this section.

Montara-Moss Beach-El Granada Community Plan

Area plans, also known as community or neighborhood plans, serve to guide decisions about the physical development of a given community or district. These plans allow for specific, local application of the more broad based policies contained in the County of San Mateo General Plan. Because Government Code Section 65301(b) allows for the adoption of the General Plan as either a single document or a group of documents relating to geographic segments of the planning area, area plans are considered part of the General Plan.¹²

In 1978, the County Planning Commission and the Board of Supervisors approved the Montara-Moss Beach- El Granada Community Plan¹³. The Community Plan addresses issues pertaining to land use, transportation, conservation and open space, parks and recreation, and infrastructure (including community facilities, public services and community appearance).¹⁴

¹² County of San Mateo, Department of Environmental Management, Planning and Development Division, Area Plans Summary, “Relation to General Plan”, 1985, no page.

¹³ County of San Mateo, Department of Environmental Management, Planning and Development Division, Area Plans Summary, Montara-Moss Beach-El Granada Area Plan, 1985, page 3.1.

¹⁴ County of San Mateo, Department of Environmental Management, Planning and Development Division, Area Plans Summary, Montara-Moss Beach-El Granada Area Plan, 1985, pages 3.2 to 3.5.

The Montara-Moss Beach-El Granada Community Plan policies applicable to the proposed project include the following:

Land Use

Residential Land Use

2.5 Location of Multi-Family Development

Locate multiple-family development adjacent to commercial centers as a transition to single-family development.

Commercial Land Use

2.7 Commercial Development Buffers

Buffer commercial areas from surrounding residential development with landscaping, fencing, and/or buildings designed for compatibility between these land uses.

2.9 Appearance of Commercial Development

- a. Employ the design guidelines of the Community Design Manual in all new commercial development.

Industrial Land Use

2.11 Desired Industrial Uses

Encourage industrial uses which are in accord with the stated objectives of the community: greenhouses, strawflower processing, fish processing, boat building, warehousing, and aviation related uses.

2.12 Location of Industrial Development

- a. Locate industrial development in areas where it will have the lowest impact on surrounding land uses and on the environment.
- b. Concentrate industrial development in areas adjacent to the Half Moon Bay Airport and Pillar Point Harbor.

*Infrastructure****Public Facilities***3.21 Airport Development

Development surrounding Half Moon Bay Airport is to be consistent with the goals and policies of the adopted ALUC Plan.

*Housing****Provision of Housing***4.4 Provision of Affordable Housing

Provision of housing affordable by low and moderate income families should be a priority of new residential construction, particularly if government subsidies are available.

4.7 Compatibility of New Housing with General Plan

New housing should be consistent with the policies of the County General Plan, its elements, and the Local Coastal Program.

*Visual Quality*7.3 Preserving Natural Amenities

Preserve the natural amenities of the community through the appropriate location of new structures designed to harmonize with their surroundings.

Regulation of Appearance7.11 Design Review

Apply the DR (Design Review) Overlay Zoning District in the urbanized areas of the community to regulate siting of structures, to protect natural features, and to provide for design compatibility with surrounding development.

7.12 Community Design Manual

- a. Employ the design guidelines set forth in the Community Design Manual.
- b. Employ the guidelines of the Community Design Manual to ensure that specific site design is sensitive to the marine orientation of the community.

Consistency of the proposed project with the above-listed Montara-Moss Beach- El Granada Community Plan policies is analyzed in Table IV.I-1 (County of San Mateo Regional and Local Requirements Consistency Analysis) at the end of this section.

County of San Mateo Local Coastal Program

The California Coastal Act was adopted by the State Legislature in 1976 and became effective on January 1, 1977. The Act established the California Coastal Zone to preserve and protect coastal resources. In San Mateo County, the Coastal Zone stretches for approximately 55 miles along the coast from San Francisco County to Santa Cruz County. It includes approximately 88,000 acres of land area. The Coastal Act required the County of San Mateo to prepare a Local Coastal Program (LCP) to guide existing and future development within the Coastal Zone. The LCP was first adopted in 1980, with the latest revisions being adopted in 1998.

As noted on page 8.22 of the Urban Land Use Element (Chapter 8) of the General Plan, the Montara-Moss Beach-El Granada Community Plan was used as the basis for the LCP Land Use Plan for the Mid-Coast. Some changes were made to the original Mid-Coast Plan to meet the requirements of the Coastal Act. Beyond this, however, the policies and land use designations contained in the Montara-Moss Beach-El Granada Community Plan remain as the primary planning document for the Mid-Coast community.

Applicable LCP policies relating to the proposed project include the following:

Locating and Planning New Development

Development Review

1.1 Coastal Development Permits

After certification of the LCP, require a Coastal Development Permit for all development in the Coastal Zone subject to certain exemptions.

Growth Management

1.18 Location of New Development

- a. Direct new development to existing urban areas and rural service centers in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities, (3) minimize energy consumption, (4) encourage the orderly formation and development of local governmental agencies, (5) protect and enhance the natural environment, and (6) revitalize existing developed areas.
- b. Concentrate new development in urban areas and rural service centers by requiring the “infilling” of existing residential subdivisions and commercial areas.

- c. Allow some future growth to develop at relatively high densities for affordable housing in areas where public facilities and services are or will be adequate and where coastal resources will not be endangered.
- d. Require the development of urban areas on lands designated as agriculture and sensitive habitats in conformance with Agriculture and Sensitive Habitats Component policies.

Housing

Encouragement and Provision of New Housing Opportunities for Low and Moderate Income Households

3.13 Maintenance of Community Character

Require that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design. Limit the height to two stories to mitigate the impact of this development on the surrounding neighborhoods. Assess negative traffic impacts and mitigate as much as possible.

3.14 Location of Affordable Housing

- a. Mid-Coast: Locate affordable housing in the following locations:
 - (1) All designated affordable housing sites within the urban boundary defined in the Locating and Planning New Development Component.
 - (2) Other affordable housing within the urban boundary, or in the rural area as specified in Policies 3.22 and 3.23.

Energy

Alternative Energy

4.42 Alternative Energy Sources

Encourage the development of non-polluting alternative energy resources including but not limited to co-generation, biomass, wind and solar.

*Agriculture****Open Field Agriculture***5.13 Minimum Parcel Size for Non-Agricultural Parcels

- a. Determine minimum parcel size on a case-by-case basis to ensure that domestic well water and onsite sewage disposal requirements are met.
- b. Make all non-agricultural parcels as small as practicable (residential parcels may not exceed 5 acres) and cluster them in one or as few clusters as possible.

*Hazards*9.10 Geological Investigation of Building Sites

Require the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, require site specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture as defined in Policy 5.6.

*Recreation/Visitor-Serving Facilities****Development Standards for Recreation and Visitor-Serving Facilities***11.17 Parking

Use the parking standards contained in the Shoreline Access Component (Policy 10.22) and Chapter 3 of the Zoning Ordinance.

Consistency of the proposed project with the above-listed LCP policies is analyzed in Table IV.I-1 (County of San Mateo Regional and Local Requirements Consistency Analysis) at the end of this section.

Half Moon Bay Airport Land Use Plan

The Half Moon Bay Airport Land Use Plan is included as Chapter III of the San Mateo County Comprehensive Airport Land Use Plan (CLUP). The Half Moon Bay Airport Land Use Plan applies to the geographic areas of the unincorporated community in the vicinity of the Half Moon Bay Airport that are impacted by aircraft noise, restrictions on the height of structures and/or objects near the airport, and safety compatibility criteria. The Half Moon Bay Airport Land Use Plan includes policies, standards, and criteria to address each of these issues to assist local agencies to achieve land use compatibility with

existing and future airport development and operations. The County of San Mateo has adopted General Plan policies and Zoning Regulations to address airport noise, safety, and height issues related to aircraft operations at the Half Moon Bay Airport, and are described throughout the Half Moon Bay Airport Land Use Plan.¹⁵

Half Moon Bay Airport is a general aviation, single runway airport, classified by the Federal Aviation Administration (FAA) as a Reliever Airport for San Francisco International Airport. Aircraft compatible with the facilities and constraints of the airport are aircraft that weigh 12,500 pounds or less; however, heavier aircraft may operate at the airport with prior approval from the County Airport Manager. The airport property consists of 345 acres and is located in a noise sensitive area that consists of predominately agricultural uses, but contains adjoining residential land uses. To address airport noise/land use compatibility issues in the Half Moon Bay Airport environs, the County has adopted both general plan and zoning provisions related to airport/aircraft noise issues. In addition, the County has implemented noise abatement procedures at Half Moon Bay Airport to further reduce aircraft noise impacts in the surrounding noise sensitive areas, including: intersection take-offs are discouraged; turns prior to reaching 550 feet MSL are discouraged; pilots are encouraged to reduce power/rpms as soon as safe and practical; pattern work, especially touch-and-gos, is discouraged at night and on weekend and holiday mornings; stop-and-gos are strongly discouraged; Runway 30 has a right-hand traffic pattern; Runway 12 has a left-hand traffic pattern; flights over St. Catherine's Hospital are discouraged; pilots are encouraged to maintain pattern altitude (1,000 feet MSL) until it is necessary for them to descend for landing; pilots are encouraged to avoid flying over homes whenever possible; straight-in arrivals are discouraged; arrivals from the west are encouraged to overfly the airport at or above 1,500 MSL, continuing until clear of the traffic pattern - these aircraft are then directed to make a normal 45 degree entry into the downwind leg at 1,000 feet MSL; and aircraft over 12,500 pounds are prohibited from landing at Half Moon Bay Airport without receiving prior approval from the Airport Manager.¹⁶

Certain land use characteristics are recognized by the Airport Land Use Commission (C/CAG) as hazards to air navigation in the vicinity of the Half Moon Bay Airport, including the following:

- Any use that would direct a steady or flashing light of white, red, green, or amber color toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in straight final approach toward a landing, other than FAA-approved navigational lights;

¹⁵ County of San Mateo, *Half Moon Bay Airport Land Use Plan, Chapter III of the San Mateo County Comprehensive Airport Land Use Plan, December 1996, page III-2.*

¹⁶ County of San Mateo, *Half Moon Bay Airport Land Use Plan, Chapter III of the San Mateo County Comprehensive Airport Land Use Plan, December 1996, Table III-1: County of San Mateo Half Moon Bay Airport Noise Abatement Procedures, page III-14.*

- Any use that would cause sunlight to be reflected toward an aircraft engaged in a straight climb following take-off or toward an aircraft engaged in a straight final approach toward a landing;
- Any use that would generate smoke or rising columns of air;
- Any use that would attract large concentrations of birds within approach-climbout areas; and/or
- Any use that would generate electrical/electronic interference that may interfere with aircraft communication equipment and/or aircraft instrumentation.

Airport/land use compatibility is determined by comparing proposed land use policy action with the aircraft noise/land use compatibility criteria, the relevant Federal Aviation Regulations (FAR) Part 77 height restrictions, and safety criteria outlined below. A proposed land use policy action must be compatible with each of these elements for the C/CAG to determine that the proposed action is consistent with the relevant policies, standards, and criteria contained in the Comprehensive Airport Land Use Plan (CLUP).

Applicable Half Moon Bay Airport Land Use Plan policies related to the proposed project include the following:

Airport/Aircraft Noise Reduction

To address airport noise/land use compatibility issues in the Half Moon Bay Airport environs, the County has adopted both General Plan and zoning provisions related to airport/aircraft noise issues. In addition, the County has implemented noise abatement procedures at Half Moon Bay Airport to further reduce aircraft noise impacts in the surrounding noise sensitive areas. The Half Moon Bay Airport Land Use Plan also contains aircraft noise contours and noise/land use compatibility criteria to address airport/aircraft noise reduction.

Half Moon Bay Airport 1995 Projected Aircraft Noise Contours

The Half Moon Bay Airport noise contours were developed in 1975 as computer projections for 1995 (refer to Map HMB-17 on page III-18 of the Half Moon Bay Airport Land Use Plan).

Airport Noise/Land Use Compatibility Criteria for Half Moon Bay Airport

The aircraft noise/land use compatibility criteria were developed for housing built with ordinary construction. The Airport Land Use Commission (C/CAG) recognizes the 55 dB CNEL aircraft noise contour at Half Moon Bay Airport as the noise level threshold for reviewing and evaluating proposed land use policy actions.

Safety Criteria

Areas around airports are continually exposed to the possibility of aircraft accidents. The risk of people on the ground being killed or injured by a falling plane is small; however, an aircraft crash is a high consequence event. When a crash does occur, the result is often catastrophic. Because of this, most attempts to establish safety criteria to protect persons on the ground have not estimated accident probabilities, but rather approach safety criteria by determining compatible land uses, assuming a crash would occur. The safety criterion in the Half Moon Bay Airport Land Use Plan is based on that approach. Additionally, the County has adopted both General Plan and zoning provisions related to safety and land use compatibility.

Airport Safety Zones

Airport safety zones are used as airport/land use compatibility tools to help minimize the number of people exposed to potential aircraft accidents, accomplished by placing restrictions on land uses in safety zone areas. Three airport safety zones have been established for the Half Moon Bay Airport: (1) the Runway Protection Zone (RPZ), which begins 200 feet from the end of Runway 12-30 and is the most restrictive in terms of safety compatibility criteria; (2) the Approach Protection Zone (APZ), located under the FAR Part 77 Approach Surface and is less restrictive; and (3) the Traffic Overflight Zone (TOZ), which coincides with the boundary of the Horizontal Surface for Half Moon Bay Airport and is even less restrictive. The airport safety zones for Half Moon Bay Airport are included in Maps HMB-8 through HMB-10 on pages III-25 through III-27 of the Half Moon Bay Airport Land Use Plan.

It is the policy of the C/CAG to keep APZs free of structures. Non-structural uses may be permitted in APZs if they do not cause a concentration of more than 10 people per net acre and motor vehicle parking and open storage uses that generate up to 25 persons per net acre are also permitted.

Safety/Land Use Compatibility Criteria

Because aircraft accidents happen infrequently and the time, place, and consequence of their occurrence cannot be predicted, the concept of risk is central to the assessment of safety compatibility. From a land use planning perspective, two variables determine the degree of risk posed by potential aircraft accidents: (1) accident frequency and (2) accident severity. The objectives of safety compatibility criteria are to minimize the risks associated with potential aircraft accidents, to increase the safety of people and property on the ground in the event of an aircraft accident near an airport, and enhance the chances of survival of the occupants of an aircraft involved in an accident.

The safety/land use compatibility criteria for the Half Moon Bay Airport environs are designed to minimize the risks associated with potential aircraft accidents. The criteria are used to evaluate the compatibility of the specified land uses with the three established safety zones. The criteria are not intended to be a specific development plan, do not set forth specific land uses for any particular parcel(s), and are not retroactive with respect to existing land uses.

Height of Structures, Use of Airspace, and Airspace Compatibility

The height of structures and the use of airspace are key safety elements related to airspace compatibility. There are three key objectives related to the preservation and maintenance of airspace compatibility:

1. To avoid airspace impacts that may require significant changes in existing air traffic patterns;
2. To avoid airspace impacts that may result in a shifting of aircraft noise from one area to another; and
3. To avoid the creation of land use conditions which, by posing hazards to aircraft in flight, can increase the risk of an accident occurring. These hazards include: airspace obstructions and land use characteristics, which pose other potential hazards to aircraft in flight, by attracting birds or creating visual and/or electronic interference with air navigation.

Any proposed new construction or expansion of existing structures that would penetrate any of the FAR Part 77 imaginary surfaces for Half Moon Bay Airport, as adopted by the C/CAG, is deemed to be an incompatible land use, unless either the FAA has determined that the proposed structure does not constitute a hazard to air navigation or the State Aeronautics Program has issued a permit to allow construction of the proposed structure.

Community Design Manual

The Community Design Manual was created to provide guidelines by which individual building permits are evaluated. It is the policy of the County of San Mateo to avoid and prevent possible community deterioration, though the implementation of the design criteria set forth in the Community Design Manual. It is the intent of the County, through the implementation of the Community Design Manual, to accomplish the following:

1. To improve the general standards of orderly development of the County through design review of individual buildings, structures, and their environs.
2. To improve and augment the controls now included in ordinances related to planning and building in order to promote development which is in the best interest to the public health, safety, and welfare of the County.
3. To establish standards and policies that will promote and enhance good design, site relationships, and other aesthetic considerations in the County.

In order to accomplish these goals, the Community Design Manual does not set forth rigid rules for designing structures but rather establishes general guidelines in which consideration latitude remains, so as not to stifle individual initiative.¹⁷

The following Community Design Manual guidelines are applicable to the proposed project:

Site Design

Siting

- Structures and accessory structures should be located, designed, and constructed to retain and blend with the natural vegetation and natural land forms of the site (i.e., topography, rock outcroppings, ridgelines, tree masses, etc.), and should be complementary to adjacent neighborhood structures.

Grading

- Grading and vegetation removal should be minimized and allow for only the construction of the structure and paved areas such as driveways and paths. Should grading be required, such work should blend into adjacent land forms through the utilization of contour grading rather than cutting, filling, padding or terracing the site.
- To ensure minimal impact on the physical setting of the site and adjacent properties, site preparation, grading and structure location should be carefully controlled to reduce erosion, soil exposure, impact on natural drainage systems, and to maintain surface runoff at or near existing levels. Grading or removal of vegetation which would contribute to the instability of the site or adjacent property should not be permitted.

Vegetative Preservation

- Structures should blend with the natural vegetative cover of the site and only that vegetation should be removed which is necessary for the construction of the structure.
- Structures should be designed around major trees or tree stands.

Landscaping

- Landscaping material should have an informal character and should provide a smooth transition between the development and adjacent open space areas.

¹⁷ County of San Mateo, *Community Design Manual, Introduction, 1976, page 3.*

- Only tree and plant materials native to the area should be used to assure against non-native plant intrusion to reduce irrigation and maintenance requirements, and to minimize visual impact.
- Additional planting may be required where existing or proposed plant material is considered insufficient. Planting should be placed so that it does not constitute a safety hazard.

Water

- With the exception of trails and paths, and related appurtenances, structural development should be set back from and not permitted to be constructed where such development will adversely affect a stream, drainage area, or body of water.

View Preservation

- Views should be preserved by limited structure height. Introduced vegetation should be located so as to not block views from uphill structures or views from scenic corridors and vista points.
- Public views within and from scenic corridors should be protected and enhanced, and development should not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Visual screening or increased setbacks may be used to mitigate such impacts.
- Structures should be located to retain views of prominent scenic features, i.e., bodies of water, mountains, valleys, etc.
- Trees and vegetation may be selectively pruned or removed at the end of view corridors to enhance scenic vistas.

Open Space Preservation

- Structures should be sited to retain maximum open space and to reduce the visual impact in scenic open space areas.
- Where possible, structures should be clustered near existing natural and man-made vertical features such as tree masses, hills, and existing structures.
- Contiguous undeveloped lots, especially those under the same ownership, should be consolidated to create large building sites and encourage clustering, thereby retaining a greater area in open space.
- Where conditions permit, minimum sideyard requirements may be reduced or increased as long as the total required setback is maintained.

Cliffs and Bluffs

- Structures should be set back from bluffs and cliffs so as not to destroy natural land forms.
- Intrusion of structures into views from scenic areas should be minimized.

Accessory Structures

- Accessory structures should be located in the immediate vicinity of the main structure(s), should be visually integrated with the main structure(s), and blend in with the natural terrain and vegetation of the site.
- Fences should be built to fit the natural contours of the land. Use of living (vegetative) fences in conjunction with earth berms, and fences made of natural materials are encouraged.

Paved Areas

- Paved areas such as parking lots, driveways, sidewalks, etc., should be well integrated into the site, relate to existing and proposed structures and landscaped to reduce visual impact.
- Small separate paved parking lots are preferred to large single paved lots.
- Parking areas should be screened from residential areas and from scenic roadways.
- Driveways should be shared when feasible to reduce curb cuts, especially along major arterials and scenic roads.
- Paving materials used for pathways, sidewalks, driveways, and parking areas should be varied, textured, colored or patterned to add visual interest, especially where visible from above.

Utilities

- Public utility structures, including luminaries, overhead wires and utility poles should be of minimum bulk and height, should be designed to have an uncluttered appearance, and should be subordinate to or blend with the natural setting and community.
- Underground utility lines should be required except where such undergrounding would result in significant adverse environmental impacts. Utility structures should not be visible above ridgelines.

Signs

- On-premise signs should be integrated with the architectural design of the structure and should not extend above the roof line of the structure.

- Signs should be simple, well designed and constructed of materials which harmonize with their surroundings.
- Brightly illuminated, colored, rotating, reflective, blinking, flashing or moving signs, pennants or streamers should not be permitted.

Exterior Appearance

Colors and Materials

- Exterior colors and materials should blend with that natural setting and surrounding neighborhood. The use of natural materials and earth colors are encouraged; highly reflective surfaces and colors are discouraged.

Structural Shapes

- Simple structural shapes should be used to unify building design and to maintain an uncluttered community appearance.
- As roofs are a visually dominating feature in a community, it is important that simple shapes, non-reflective surfaces, and a simple range of materials and colors be used in their construction.
- Stacks, vents, antennas and other equipment should be organized to emerge together, screened from view and located on the least noticeable side of the roof.

Scale

- Structures should relate in size and scale to adjacent buildings and to the neighborhood in which they are located.

The proposed project would be required to comply with the above-listed Community Design Manual.

County of San Mateo Green Building Ordinance

On February 26th 2008, the San Mateo County Board of Supervisors approved a Green Building Ordinance that will apply to building projects within the unincorporated areas of San Mateo County. On October 7, 2008 the Board of Supervisors adopted an ordinance amending the regulations clarifying standards and requirements to improve the effectiveness of the Green Building Program. The purpose of the Green Building Program is to enhance public health and welfare by encouraging green building measures in the design, building and maintenance of buildings. Green Building Practices are intended to achieve the following goals:

- To encourage the conservation of natural resources;

- To reduce waste in landfills generated by construction projects;
- To increase energy efficiency and lower energy usage;
- To reduce operating and maintenance costs for buildings; and
- To promote a healthier indoor environment.

San Mateo Local Agency Formation Commission (LAFCO)

LAFCOs exist in each county of the State to regulate the boundaries of cities and special districts. LAFCOs are required to adopt and periodically update spheres of influence¹⁸, conduct municipal service reviews, and process applications for boundary change applications and applications for extension of service outside jurisdictional boundaries. LAFCO decisions must be consistent with the adopted sphere of influence for the agencies affected by the boundary change. The State Legislature has set forth specific policy direction to LAFCO in carrying out its duties and responsibilities under the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000. Specifically, LAFCO is directed to:

- Encourage orderly growth and development...logical formation and determination of local agency boundaries” (Government Code, Section 56001);
- Encourage and provide for “planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open space lands” (Government Code, Section 56300); and
- Discouragement of urban sprawl, preserving open space and prime agricultural lands, efficiently providing government services and the encouragement of orderly formation and development of local agencies based upon local conditions and circumstances (Government Code, Section 56301.).

The LAFCO adopted sphere of influence for the municipal service providers was last adopted in October of 2008. The updated sphere determination placed all areas eligible for water service not currently in the boundaries of the Montara Water and Sanitary District in the sphere of influence of the Coastside County Water District. The project area is therefore in the sphere of influence of the Coastside County Water Districts. The territory is therefore eligible for annexation because it is contiguous to District boundaries. LAFCO policies favor annexation over extension of service outside city or district boundaries. In cases where annexation is not feasible, Government Code Section 56133 provides that a city or district may provide new or extended services by contract or agreement outside its jurisdictional boundaries only if it first requests and receives written approval from the local agency formation commission in the affected county.

¹⁸ “Sphere of Influence” means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission (Government Code Section 56076).

ENVIRONMENTAL IMPACTS

Thresholds of Significance

Based on Appendix G of the State *CEQA Guidelines*, the proposed project would have a significant impact on land use and planning if it would:

- a) Physically divide an established community;
- b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

Project Impacts and Mitigation Measures

Discretionary Actions

This DEIR serves as the environmental document for all discretionary actions associated with the development of the proposed project. This DEIR is intended to cover all federal, state, regional, and/or local government discretionary approvals that may be required to develop the proposed project, whether or not they are explicitly listed below. The federal, state, regional and local agencies that may have jurisdiction over the proposed project may require, but are not necessarily limited to the following:

County of San Mateo

The applicant is requesting approval of a series of actions from the County of San Mateo in order to construct the proposed project including:

- Use Permit, per Section 6500(d)3 for the modern sanitarium component of the Wellness Center;
- Tentative Map for Major Subdivisions, per the County Subdivision Regulations, to subdivide the Office Park site into five lots (one common area and one for each building), and to create three lots for the Wellness Center;
- Other discretionary approvals and requirements, including compliance with applicable ordinances and policies (e.g., Subdivision Ordinance, Green Building Ordinance, and General Plan) and various permits (e.g., use permits, off-street parking exception, building permits, grading permit, tree removal permit, etc.);
- The project would be subject to County design review prior to approval;

- Coastal Development Permit, per County Zoning Regulations Section 6328.4; through San Mateo County Local Coastal Plan; and
- This project would be subject to San Mateo County Environmental Health reviews and approvals for subdivision, water treatment systems and onsite wastewater treatment systems, water and wastewater distribution systems.

San Mateo Local Agency Formation Commission (LAFCO)

As discussed previously, the project applicant proposes to connect to the CCWD. This proposed annexation to CCWD would require review and approval by LAFCO and approval of amendments to the Coastal Development Permits for the El Granada Pipeline replacement project. Any temporary or permanent extension of water services outside of the service boundary as defined on January 1, 2003 would require amendments to Coastal Development Permits A-1-HMB-99-20 and A-2-SMC-99-63 as well as amendment(s) to the County of San Mateo and Half Moon Bay Local Coastal Plans. LAFCO annexation would require:

- Application by property owner to the San Mateo LAFCO, including a map and legal description and LAFCO and State Board of Equalization Fees;
- Adoption of a property tax exchange resolution by the Board of Supervisors regarding amount of property tax to be transferred between the County General Property Tax and County governed districts;
- Approval by LAFCO and recordation of certificate of completion; and
- Approval of community onsite water by the California Department of Public Health (CDPH) and wastewater systems by the Regional Water Quality Control Board (RWQCB).

California State Water Resources Control Board (State Board) and San Francisco Bay Area RWQCB

- Proposed modifications to potential jurisdictional wetlands and waters will require Section 401 water quality certification from the RWQCB;
- The creation of an onsite wastewater treatment plant (subsurface discharge included) will require approval from RWQCB, additionally, a Sewer System Management Plan and waste discharge reports will be required; and
- The RWQCB will require compliance with a National Pollutant Discharge Elimination System (NPDES) Permit and the provision of a Stormwater Pollution Prevention Plan (SWPPP) for stormwater and construction runoff.

Bay Area Air Quality Management District (BAAQMD)

- BAAQMD permits that would be required for the MBR plant could include a Permit to Operate, as well as potentially required permits for internal combustion engines and other portable equipment that have air emissions.

California Department of Fish and Game (CDFG)

- In order to avoid potential impacts to special-status or endangered species and their habitats, the applicant shall provide BMP's to avoid incidental take of species and/or habitat disturbance or degradation. The applicant will coordinate with CDFG for approval of all mitigation measures (e.g. exclusionary fencing, biological monitoring, etc.).

California Department of Public Health (CDPH)

- The use of an onsite treated water supply would require approval from CDPH Division of Drinking Water and Environmental Management. Also, the use of disinfected tertiary treated wastewater for subsurface irrigation would require approval from CDPH under CCR, Title 22, Division 4, Chapter 3, Article 3, §60304.

United States Army Corps of Engineers (USACOE)

- Current project design, including the Wetland Restoration Plan, avoids impacts to all jurisdictional wetlands and waters with the exception of hand planting and weeding in wetland areas adjacent to restoration and enhancement activities. None of the actions proposed by the project require a permit from the USACOE.

United States Fish and Wildlife Services (USFWS)

- Current project design, including the Wetland Restoration Plan, does not require a permit from the Army Corps of Engineers. Project BMP's are designed to avoid incidental take of special status or endangered species as well as their habitats located in adjacent Pillar Point Marsh. Therefore, the project design to date does not require consultation with USFWS.

Impact LU-1 Physical Division of an Established Community

The project site, totaling 19.4 acres, is made up of two adjacent agricultural fields that are part of a larger ongoing and continuous farming operation. The site is designated General Industrial and is zoned Light Industrial/Design Review (M-1/DR) and Light Industrial/Airport Overlay/Design Review (M-1/AO/DR) (northern parcel), and Waterfront/Design Review/Coastal Development District (W/DR/CD) and Waterfront/Airport Overlay/Design Review (W/AO/DR) (southern parcel).

The project area is largely developed with urban and suburban land uses including roadways and residential, commercial, and industrial land uses. Specifically, surrounding land uses include the Half

Moon Bay Airport (east), the El Granada Mobile Home Park (north), the Pillar Point Headlands and Pillar Point Marsh (west), and the Princeton/Pillar Point Harbor industrial/commercial area (south). Additionally, the Fitzgerald Marine Reserve, which is bracketed by Maverick's Surf break to the south and Montara Beach to the north, is located approximately 0.25 miles to the west.

No residential communities would be displaced by project-related activities, nor would the physical arrangement of the surrounding residential communities be modified or divided. Thus, the project would not result in a division of an established community. Therefore, project impacts related to physical division of an established community would be *less than significant* and no mitigation measures are required.

Impact LU-2 Conflict with Applicable Land Use Plans, Policies, or Regulations

CEQA requires an analysis of consistency with plans and policies as part of the environmental setting (see CEQA Guidelines, Section 15125). An EIR uses the policy analysis as an indicator of the resources that might be affected by a project and considers the importance a policy gives a resource in determining the significance of the physical impact. Conversely, the EIR considers the potential significance of the related physical impacts when analyzing a particular policy. Inconsistency with a policy may indicate a significant physical impact, but the inconsistency is not itself an impact. Using this approach, this DEIR provides a detailed analysis of policies of the County of San Mateo General Plan and analyses of other applicable plans and policies, so that the decision-makers may determine project consistency. The physical impacts of the proposed project are analyzed in other sections of the DEIR.

The General Plan Guidelines published by the State Office of Planning and Research (OPR) defines consistency as, "An action, program, or project is consistent with the General Plan if, considering all its aspects, and it will further the objectives and policies of the General Plan and not obstruct their attainment." Therefore, the standard for analysis used in this DEIR is based on general agreement with the policy language and furtherance of the policy intent (as determined by a review of the policy context). The determination that the proposed project is consistent or inconsistent with applicable policies is ultimately the decision of the County of San Mateo.

California Building Standards Commission - Green Building Standards

Conceptual floor plans and elevations for the Office Park and Wellness Center properties have been proposed by the applicant. The proposed project would be Leadership in Energy and Environmental Design (LEED) certified at the Platinum level, and would qualify for Core and Shell Platinum LEED Certification. As noted in Section III (Project Description) of the DEIR, the LEED Green Building Rating System is a third party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED certification provides verification that a building project is environmentally responsible, profitable and a healthy place to live and work. Additionally, the proposed project would incorporate specific development standards in order to achieve environmental sustainability, as listed in Section III (Project Description) of the DEIR. The future buildings would incorporate green building requirements into the development and final site design that

would be reviewed as part of the building permit review process. Therefore, impacts would be *less than significant* and no mitigation measures are required.

Bay Area Clean Air Plan (CAP)

Modeling of the pollutant emissions associated with the project shows that the long-term operation of the project would not result in an exceedance of the BAAQMD thresholds for carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), and respirable particulate matter (PM₁₀). As such, the proposed project would not have any significant air quality impacts during the operational phase.

The proposed project is located within the jurisdiction of the County of San Mateo, which has a General Plan that is consistent with the region's 2000 CAP. As discussed in Section IV.K (Population & Housing), when assuming a conservative scenario that all persons filling the jobs and housing units at the project site would be coming from outside of the unincorporated Half Moon Bay area, population growth associated with the proposed project is more than three times greater than the projected population growth in the unincorporated Half Moon Bay area between 2009 and 2013.

Assuming that some or all of the jobs created at the project site would be filled by persons relocating to the area, it appears that the local housing market does not contain sufficient vacancy to accommodate large amounts of population influx. As noted, vacancy rates indicate that there is a housing shortage both in the unincorporated portions and the County as a whole.

However, based on current market analysis, it is reasonable to assume that many of the jobs at the project site would be filled by persons living in the area as opposed to people relocating to the area. Unemployment data indicates a need for local employment opportunities. Current unemployment in the area ranges from 6.7 percent in unincorporated Half Moon Bay to 10.8 percent in nearby City of Half Moon Bay. Average unemployment for year 2008 was 3.5 percent for unincorporated Half Moon Bay, 5.8 percent for City of Half Moon Bay, and 5.5 percent for City of Pacifica. Therefore, based on current unemployment and vacancy rates, it is anticipated that the majority of jobs and housing created by the project would be filled by the existing population.

Additionally, housing to be provided at the project site is in conformity with area plans and policies because of its emphasis on providing affordable housing for developmentally disabled persons. The Housing Element, Local Coastal Program, and Montara-Moss Beach-El Granada Community Plan include as part of their goals to provide affordable housing options for special needs groups including the disabled. A related goal is to provide affordable housing in areas that reduce travel time between work and home. Since the housing at the project site is fulfilling a specific need identified in the local plans, this suggests that the housing at the project site is not contributing to substantial population growth in the area. Moreover, 37 of the jobs at the Wellness Center would be specifically provided for DD residents living at the project site. The jobs for DD residents would not affect the balance between jobs and housing in the local community. The proposed project would assist the area in achieving a jobs/housing balance by providing approximately 825 net new jobs and 70 new housing units, or approximately 12 jobs per dwelling unit. By providing a substantial number of new job opportunities along with a moderate

supply of new housing, the proposed project would not only provide adequate jobs to employ future project residents, but would provide a surplus of jobs to employ existing and future residents in the surrounding community.

The project would not add to the cumulative impact of housing-induced population growth of nearby projects since the project proposes housing for up to 70 DD residents and related staff, which has been identified as a need in local community plans and policies. There are no related residential projects in the unincorporated Half Moon Bay area. Residential development projects that are located in the Cities of Pacifica and Half Moon Bay do not appear to be designed for DD residents.

Regarding cumulative impacts contributing to substantial population growth, the employment potential of related projects needs to be considered. While on an individual basis, the impacts of the proposed project are not significant, cumulatively with other projects, the potential jobs created could induce substantial population growth in the area. The projects in the City of Half Moon Bay are not relevant to the cumulative impact discussion as they involve residential and park uses. Within the Mid-Coast area and the City of Pacifica, both of which contain insufficient local jobs for employed residents and those seeking work as indicated by the jobs/housing imbalance in those areas and by unemployment rates, approximately 33,155 square feet and 94,743 square feet of commercial, industrial and mixed-use projects have been proposed, respectively. Application of employee generation rates to these numbers indicates that the related projects would generate up to 448 employees. Along with the 825 employees expected to be generated at the proposed project, a total of 1,250 employees could be generated by projects in the area. In the year 2030, the population in unincorporated Half Moon Bay is projected to be 12,300 and projected to be 42,100 in City of Pacifica. The ratio of jobs to employed residents is projected to be one job per 2.9 residents in unincorporated Half Moon Bay and one job per 3.1 residents in the City of Pacifica. Therefore, given the imbalance in the number of jobs compared to the number of residents, impacts associated with the potential growth in jobs stemming from the related projects would be less than significant and would create local employment opportunities for residents currently working outside of the area and for unemployed residents seeking employment.

In April of 2001, the County of San Mateo published the Countywide Transportation Plan 2010. This transportation plan estimates that the vehicle miles traveled (VMT) increase for San Mateo County from 1990 to 2010 will be 19.8 percent. According to the California Department of Finance (Demographic Research) Unit, the population increase in San Mateo County from 1990 to 2010 will be approximately 13.7 percent (648,162 people to 736,667). As can be seen, the projected rate of VMT increase is already estimated to be larger than the rate of population increase in San Mateo County. Therefore, the project in combination with past, present, and reasonably foreseeable future projects would not cause the rate of increase in VMT to exceed the rate of increase in population, as it is already greater. In addition, the project would incorporate bus stops and shuttle services to help minimize the increase in VMT in San Mateo County.

Therefore, the proposed project would be consistent with the CAP and impacts would be *less than significant* and no mitigation measures are required.

San Francisco Bay Water Quality Control Plan (Basin Plan)

The proposed project would be required to comply with all State and federal regulations governing water quality. As part of the drainage plan for the project, all necessary NPDES permits would be obtained for both the construction and the ultimate development phase of the project. Best Management Practices (BMPs) would be incorporated into the development and final design of drainage facilities that would be reviewed as part of the building permit review process. Given the required compliance with applicable standards and regulations, the proposed project would be consistent with the Basin Plan; therefore, impacts would be **less than significant** and no mitigation measures are required. For a more detailed discussion of the project's impacts to hydrology and water quality, please refer to Section IV.H (Hydrology & Water Quality) of the DEIR.

City/County Association of Governments of San Mateo County (C/CAG), Congestion Management Plan (CMP)

As discussed in Section V.C (Impacts Found to be Less Than Significant) of this DEIR, potential impacts associated with Threshold (b) above were determined to have no impact because the roadway segments and intersections in the immediate vicinity of the project site are not designated roadways with established LOS standards in the County's 2007 Congestion Management Program (CMP); therefore, no monitoring or analysis under the CMP is required. Therefore, impacts would be **less than significant** and no mitigation measures are required.

County of San Mateo General Plan

The General Plan land use designation for the project site is General Industrial. The proposed project includes development of residential and mixed-use land uses, comprised of 40 percent general office, 25 percent research and development, 15 percent storage, and 20 percent light manufacturing. As such, the proposed project would be generally consistent with the General Plan land use designation. Therefore, impacts would be **less than significant** and no mitigation measures are required. Project consistency with individual General Plan policies is evaluated in Table IV.I-1 (County of San Mateo General Plan Consistency Analysis) at the end of this section.

County of San Mateo Zoning Regulations

The project site is zoned Light Industrial/Design Review (M-1/DR) and Light Industrial/Airport Overlay/Design Review (M-1/AO/DR) (northern parcel), and Waterfront/Design Review/Coastal Development District (W/DR/CD) and Waterfront/Airport Overlay/Design Review (W/AO/DR) (southern parcel). The proposed project would be designed and constructed in conformance with all applicable development regulations of the Zoning Regulations and would be subject to Design Review by the County's Coastside Design Review Committee. Additionally, the project would comply with all provisions of the Zoning Regulations, which regulate parking, fences, and accessory structures. Therefore, impacts would be **less than significant** and no mitigation measures are required.

Montara-Moss Beach-El Granada Community Plan

As previously discussed, the Montara-Moss Beach-El Granada Community Plan (Community Plan) served as the basis for the LCP Land Use Plan for the Mid-Coast. Project consistency with individual Community Plan policies is evaluated in Table IV.I-1 (County of San Mateo General Plan Consistency Analysis) at the end of this section. The proposed project would be designed and constructed in conformance with all applicable development regulations of the Community Plan. Therefore, impacts would be **less than significant** and no mitigation measures are required.

County of San Mateo Local Coastal Program (LCP)

The proposed project is located within the jurisdictional boundaries of the County of San Mateo Local Coastal Program (LCP). Project consistency with individual LCP policies is evaluated in Table IV.I-1 (County of San Mateo General Plan Consistency Analysis) at the end of this section. The proposed project would be designed and constructed in conformance with all applicable development regulations of the LCP. Therefore, impacts would be **less than significant** and no mitigation measures are required.

Half Moon Bay Airport Land Use Plan

The proposed project is subject to the provisions of the Half Moon Bay Airport Land Use Plan. The proposed project would be designed and constructed in conformance with all applicable development regulations of the Half Moon Bay Airport Land Use Plan. Therefore, impacts would be **less than significant** and no mitigation measures are required.

County of San Mateo Community Design Manual

As previously discussed, the Community Design Manual was created to provide guidelines by which individual building permits are evaluated. The Community Design Manual does not set forth rigid rules for designing structures but rather establishes general guidelines in which consideration latitude remains, so as not to stifle individual initiative. The project would be designed to be consistent with individual Community Design Manual guidelines. The proposed project would be designed and constructed in conformance with all applicable development regulations of the Community Design Manual and would be subject to Design Review by the County's Coastside Design Review Committee. Therefore, impacts would be **less than significant** and no mitigation measures are required.

County of San Mateo Green Building Ordinance

As noted in Section III (Project Description) of the DEIR, all buildings and development proposed on the project site would be designed to meet Platinum-level Leadership in Energy and Environmental Design (LEED) certified construction and would include specific design standards in order to achieve environmental sustainability. Additionally, the proposed project would incorporate local green building requirements into the development and final site design that would be reviewed as part of the building

permit review process. Therefore, impacts would be *less than significant* and no mitigation measures are required.

San Mateo Local Agency Formation Commission (LAFCO)

As noted in Section III (Project Description) of the DEIR, the project applicant proposes to connect to the Coastside County Water District (CCWD). This proposed annexation to CCWD would require review and approval by LAFCO and approval of amendments to the Coastal Development Permits for the El Granada Pipeline replacement project. Any temporary or permanent extension of water services outside of the service boundary as defined on January 1, 2003 would require amendments to Coastal Development Permits A-1-HMB-99-20 and A-2-SMC-99-63 as well as amendment(s) to the County of San Mateo and Half Moon Bay Local Coastal Plans. LAFCO annexation would require:

- Application by property owner to the San Mateo LAFCO, including a map and legal description and LAFCO and State Board of Equalization Fees;
- Adoption of a property tax exchange resolution by the Board of Supervisors regarding amount of property tax to be transferred between the County General Property Tax and County governed districts;
- Approval by LAFCO and recordation of certificate of completion; and
- Approval of community onsite water by the California Department of Public Health (CDPH) and wastewater systems by the Regional Water Quality Control Board (RWQCB).

Therefore, impacts would be *less than significant* and no mitigation measures are required.

Overall, as stated previously and outlined in Table IV.I-1 (County of San Mateo Regional and Local Requirements Consistency Analysis), the proposed project would be generally consistent with applicable land use plans, policies, and regulations. Therefore, land use and planning impacts would be *less than significant* and no mitigation measures are required.

Impact LU-3 Conflict with Applicable Habitat Conservation Plan or Natural Community Conservation Plan

A significant impact would occur if a project is inconsistent with resource policies of any applicable habitat or conservation plan.

A Habitat Conservation Plan (HCP) is a legally binding plan under the Endangered Species Act (ESA) to protect a specified area as habitat for a threatened or endangered species. Section 10(a)(2)(A) of the ESA requires an applicant for an Incidental Take Permit to submit a Habitat Conservation Plan (HCP) that specifies, among other things, the impacts that are likely to result from the taking and the measures the

permit applicant will undertake to minimize and mitigate such impacts.¹⁹ As previously discussed, the proposed project is subject to the provisions of the County of San Mateo Local Coastal Program (LCP) and would be designed and developed in accordance with the LCP.

The Natural Community Conservation Planning program of the Department of Fish and Game is an unprecedented effort by the State of California, including a number of private and public partners, which includes a broad-based ecosystem approach to planning for the protection and perpetuation of biological diversity. A Natural Community Conservation Plan (NCCP) identifies and provides for the regional or area-wide protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity.²⁰ NCCPs can only be initiated for large landscape areas, must address ecosystem integrity and function, and must provide for conservation of the covered species. Additionally, a NCCP must mitigate for impacts and make an additional contribution to recovery of the covered species.²¹ The project site and surrounding area are not part of any draft or adopted NCCP.

As such, the project site and surrounding area would not conflict with any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. Therefore, **no impact** to any adopted habitat or conservation plans would occur and no mitigation measures are required.

CUMULATIVE IMPACTS

According to the Natural Resource Conservation Services (NRCS) Land Use Conversion Table for San Mateo County, cumulative development that converted lands into urban and built-up lands amounted to approximately 492 acres of 353,450 total County acres between the years 2002 to 2004.²² The conversion of lands to urban uses is an inevitable effect of regional population increases and shrinking housing availability.

Cumulative land use impacts could occur if other related projects in the vicinity of the project site would result in land use impacts in conjunction with the proposed project. The 37 related projects of various land uses are listed in Table III-1 (Related Projects) of this DEIR. The related projects, in conjunction with the proposed project, would result in the general intensification of land use and development density in the County. These projects would be required to either conform to the zoning and land use

¹⁹ U.S. Fish & Wildlife Service, *Endangered Species Program, Habitat Conservation Planning and Incidental Take Permit Processing Handbook*, November 4, 1996, Page I-2. Accessed by CAJA Staff at <http://www.fws.gov/endangered/hcp/hcpbook.html> on May 7, 2009.

²⁰ California Department of Fish and Game, *Resource Management, Conservation Planning, Natural Community Conservation Planning*. Accessed by CAJA Staff at <http://www.dfg.ca.gov/habcon/nccp/> on April 21, 2009.

²¹ California Department of Fish and Game, *Resource Management, Conservation Planning, Natural Community Conservation Planning (NCCP), Status of NCCP Planning Efforts*. Accessed by CAJA Staff at <http://www.dfg.ca.gov/habcon/nccp/status.html#> on May 7, 2009.

²² Division of Land Resource Protection, *San Mateo County Important Farmland Data Availability*. Accessed by CAJA Staff at http://redirect.conservation.ca.gov/DLRP/fmmp/county_info_results.asp on October 28, 2008.

designations for each site or be subject to specific findings and conditions, which are based on maintaining general conformance with the land use plans applicable to the area. As such, development of the proposed project and related projects is not anticipated to substantially conflict with the intent of the County's General Plan regarding the future development of the area, or with other land use regulations required to be consistent with the General Plan, Zoning Regulations and Ordinance Codes. Development of the proposed project, in conjunction with related projects, would not be expected to result in cumulatively considerable effects with respect to land use. Therefore, cumulative impacts to land use would be *less than significant* and no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

All land use and planning impacts would be *less than significant*.

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
COUNTY OF SAN MATEO GENERAL PLAN	
Vegetative, Water, Fish and Wildlife Resources Element (Chapter 1)	
1.2 Protect Sensitive Habitats - Protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance.	Consistent: Due to the occurrence of Northern Coastal Salt Marsh in the immediate vicinity of the project site as well as suitable habitat in Pillar Point Marsh, this sensitive natural community has a moderate potential to occur on the project site. In addition, Riparian Corridors and Wetlands are designated Sensitive Habitats under the San Mateo County LCP. Riparian habitat and its associated corridor are present on the project site along the drainage that separates the northern and southern project parcels. Jurisdictional waters and wetlands comprise 0.74 acres of the project site. Proposed grading and development would not result in impacts to northern salt marsh scrub or riparian habitat. Furthermore, the project proposes 9 acres of riverine wetland and riparian ecosystem restoration.
1.3 Protection and Productive Use of Economically Valuable Vegetative, Water, Fish and Wildlife Resources - Protect the availability and encourage the productive use of the County’s economically valuable vegetative, water, fish and wildlife resources in a manner which minimizes adverse environmental impacts.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2. As discussed in Sections IV.D, Biological Resources, and IV.H, Hydrology & Water Quality, the proposed project would not significantly impact vegetative, water, fish or wildlife resources.
1.4 Access to Vegetative, Water, Fish and Wildlife Resources - Protect and promote existing rights of public access to vegetative, water, fish and wildlife resources for purposes of study and recreation consistent with the need to protect public rights, rights of private property owners and protection and preservation of such resources.	Consistent: The project proposes a wetland trail in the Office Park property for viewing restored wetland areas that would be available to the public. The proposed North Trail would also be available to the public and would run along the northern portion of the Office Park property and would connect to the wetlands trail as well as to existing trails in the headlands, which provide coastal access.
1.20 Importance of Sensitive Habitats - Consider areas designated as sensitive habitats as a priority resource requiring protection.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2.
1.21 Importance of Economically Valuable Vegetative, Water, Fish and Wildlife Resources - Consider Vegetative, Water, Fish and Wildlife Resources which are economically valuable as a priority resource to be enhanced, utilized, managed and maintained for the needs of present and future generations.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2. As discussed in Sections IV.D, Biological Resources, and IV.H, Hydrology & Water Quality, the proposed project would not significantly impact vegetative, water, fish or wildlife resources.
1.22 Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources - (a) Regulate land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources; and (b) place a priority on the managed use and protection of vegetative, water, fish and wildlife	Consistent: As discussed in Sections IV.D, Biological Resources, and IV.H, Hydrology & Water Quality, the proposed project would not significantly impact vegetative, water, fish or wildlife resources.

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
resources in rural areas of the County.	
1.23 Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources - Regulate the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources.	Consistent: As discussed in Sections IV.D, Biological Resources, and IV.H, Hydrology & Water Quality, the proposed project would not significantly impact vegetative, water, fish or wildlife resources. Furthermore, the project proposes 9 acres of riverine wetland and riparian ecosystem restoration. The restored wetlands would extend both foraging and breeding habitat currently available in Pillar Point Marsh for project area special status species as well as provide a wider, protected movement corridor through the site.
1.24 Protect Vegetative Resources - Ensure that development will: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees.	Consistent: The removal of vegetation would be limited to the extent possible during grading activities. The total area to be graded for buildings, walkways and parking lots would be approximately 9 acres on the Office Park property and approximately 2.6 acres on the Wellness Center property. As discussed in Section IV.H, Hydrology & Water Quality, a comprehensive erosion control plan, SWPPP, and NPDES permit will be prepared for the project to stabilize slopes and reduce surface water runoff in order to reduce erosion and sedimentation. No historic or scenic trees are located on the project site.
1.25 Protect Water Resources - Ensure that development will: (1) minimize the alteration of natural water bodies, (2) maintain adequate stream flows and water quality for vegetative, fish and wildlife habitats; (3) maintain and improve, if possible, the quality of groundwater basins and recharge areas; and (4) prevent to the greatest extent possible the depletion of groundwater resources.	Consistent: The project would not alter any natural water bodies. The project would comply with applicable regulations related to surface and groundwater quality and would therefore not result in significant impacts to groundwater quality. Additionally, the project proposes the reuse and recycling of wastewater as well as the infiltration of treated wastewater to minimize the depletion of groundwater as a result of the project.
1.26 Protect Fish and Wildlife Resources - Ensure that development will minimize the disruption of fish and wildlife and their habitats.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.23.
1.27 Regulate Development to Protect Sensitive Habitats - Regulate land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2.
1.28 Establish Buffer Zones - Establish necessary buffer zones adjacent to sensitive habitats which include areas that directly affect the natural conditions in the habitats.	Consistent: The project includes a 100-foot buffer planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area.
1.29 Permitted in Sensitive Habitats - Within sensitive habitats, permit only those land uses and development activities that are compatible with the protection of	Consistent: Proposed uses within sensitive habitats would be limited to the allowable uses and include the proposed wetland trails on both the Office Park and

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks and, at a minimum level, necessary public service and private infrastructure.	Wellness Center properties.
1.30 Uses Permitted in Buffer Zones - Within buffer zones adjacent to sensitive habitats, permit the following land uses and development activities: (1) land uses and activities which are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks, and at a minimum level, necessary public and private infrastructure; (2) land uses which are compatible with the surrounding land uses and will mitigate their impact by enhancing or replacing sensitive habitats; and (3) if no feasible alternative exists, land uses which are compatible with the surrounding land uses.	Consistent: Proposed uses within the proposed 100-foot buffer planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area would be limited to the allowable uses and include the proposed wetland trails on both the Office Park and Wellness Center properties.
1.31 Regulate the Location, Siting and Design of Development in Sensitive Habitats - Regulate the location, siting and design of development in sensitive habitats and buffer zones to minimize to the greatest extent possible adverse impacts, and enhance positive impacts.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy Nos. 1.2, 1.29, and 1.30. As discussed in Section IV.D, Biological Resources, the proposed project would not significantly impact sensitive habitats.
1.32 Performance Criteria and Development Standards - Establish performance criteria and development standards for development permitted within sensitive habitats and buffer zones, to prevent and if infeasible mitigate to the extent possible significant negative impacts, and to enhance positive impacts.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy Nos. 1.2, 1.29, and 1.30. As discussed in Section IV.D, Biological Resources, the proposed project would not significantly impact sensitive habitats.
1.33 Regulate Productive Uses of Vegetative, Water, Fish and Wildlife Resources - Regulate resource productive uses which are subject to local control in order to prevent and if infeasible mitigate to the extent possible significant adverse impacts on vegetative, water, fish and wildlife resources and to maintain and enhance (1) productivity of forests and other vegetative resources; (2) productive capacity and quality of groundwater basins and recharge areas, streams, reservoirs, and other water bodies; (3) productivity of fisheries and other fish and wildlife resources; and (4) the recreational value and aesthetic value of these areas.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.25 regarding groundwater quality and capacity. As discussed in Sections IV.D, Biological Resources, and IV.H, Hydrology & Water Quality, the proposed project would not significantly impact vegetative, water, fish or wildlife resources.
1.34 Protect Productive Uses of Vegetative, Water, Fish and Wildlife Resources - Regulate development in order to protect and promote the managed use of vegetative, water, fish and wildlife resources.	Consistent: The project would replace current agricultural uses with residential and commercial uses while implementing an integrated trail system, water reuse and recycling program, and restoring riparian and wetland habitat.
1.36 Protect the Productive Use of Water Resources - Ensure that land uses and development on or near water resources will not impair the quality or productive capacity of these resources.	Consistent: As discussed in Section IV.H, Hydrology & Water Quality, the project would comply with applicable regulations related to surface and groundwater quality and would not result in significant impacts.

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
<p>1.38 Control Incompatible Vegetative, Fish and Wildlife - Encourage and support the control of vegetation, fish and wildlife resources which are harmful to the surrounding environment or pose a threat to public health, safety and welfare.</p>	<p>Consistent: The project does not propose any incompatible vegetation in the restoration of wetland and riparian habitat or in the proposed landscaping onsite.</p>
<p>1.39 Minimize Adverse Impacts of Programs Controlling Incompatible Vegetation, and Fish and Wildlife - Minimize the negative impacts and risks of programs controlling incompatible vegetation, fish, and wildlife.</p>	<p>Consistent: The project does not propose any incompatible vegetation in the restoration of wetland and riparian habitat or in the proposed landscaping onsite.</p>
Soil Resources Element (Chapter 2)	
<p>2.17 Regulate Development to Minimize Soil Erosion and Sedimentation - Regulate development to minimize soil erosion and sedimentation; including, but not limited to, measures which consider the effects of slope, minimize removal of vegetative cover, ensure stabilization of disturbed areas and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.</p>	<p>Consistent: As discussed in Section IV.H, Hydrology & Water Quality, a comprehensive erosion control plan, SWPPP, and NPDES permit will be prepared for the project to stabilize slopes and reduce surface water runoff in order to reduce erosion and sedimentation.</p>
<p>2.23 Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion - Regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.24.</p>
<p>2.25 Regulate Topsoil Removal Operations Against Accelerated Soil Erosion - Regulate topsoil removal operations to protect against accelerated soil erosion and sedimentation through measures which ensure slope stabilization and surface drainage control.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.24.</p>
Visual Quality Element (Chapter 4)	
<p>4.1 Protection of Visual Quality - Encourage positive visual quality for all development and minimize adverse visual impacts.</p>	<p>Consistent: The project includes an ornamental landscaping plan that would include climate and drought tolerant, native, biologically sensitive, and non-invasive plants such as California Big Leaf Maple with an understory of native grass and a perennial wildflower mix. As discussed in Section IV.A, Aesthetics, impacts to visual resources would be less than significant.</p>
<p>4.4 Appearance of Rural and Urban Development - Promote aesthetically pleasing development in rural and urban areas.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.</p>
<p>4.14 Appearance of New Development - To (a) regulate development to promote and enhance good design, site relationships and other aesthetic considerations; and (b) regulate land divisions to promote visually attractive development.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.</p>
<p>4.16 Protection of Coastal Features - Regulate coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands.</p>	<p>Consistent: Sand dunes, cliffs and bluffs are not located on the project site. The project has incorporated the natural landscape into the design and includes an ornamental landscaping plan that would include climate and drought tolerant, native, biologically sensitive, and</p>

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
	non-invasive plants. Furthermore, the project proposes 9 acres of riverine wetland and riparian ecosystem restoration.
<p>4.20 Utility Structures - Minimize the adverse visual quality of utility structures, including roads, roadway and building signs, overhead wires, utility poles, T.V. antennae, windmills and satellite dishes.</p>	<p>Consistent: The project would result in minimal visibility of utility structures and other mechanical equipment. All utilities would be undergrounded. Solar panels and wind turbines would be installed on building roofs in both the northern and southern parcels and are anticipated to extend an additional four feet above the top of buildings. Two 36-inch microwave dishes are proposed and would be integrated into the wall and would not extend beyond 5 feet of the roofline as shown in Figure III-15. As discussed in Section IV.A, Aesthetics, impacts to visual resources would be less than significant.</p>
<p>4.21 Scenic Corridors - Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.20.</p>
<p>4.35 Urban Area Design Concept – To (a) maintain and, where possible, improve upon the appearance and visual character of development in urban areas; and (b) ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.</p>
<p>4.39 Scenic Roads - Give special recognition and protection to travel routes in rural and unincorporated urban areas which provide outstanding views of scenic vistas, natural landscape features, historical sites and attractive urban development.</p>	<p>Consistent: The project site is visible from County designated scenic Highway 1 and is located with the County Coastal Zone Scenic Corridor. As shown in Figure IV.A-8, Highway 1 Visual Simulation, views of the Pillar Point, the forested hills, and the skyline views would remain substantially unchanged immediately following construction and in approximately fifteen years due to the elevation and distance from the project site from Highway 1. Views of the project site from this roadway segment constitute a small portion of the field of view and the project would not affect the overall value of the views from this scenic roadway. Impacts would be less than significant.</p>
Historical and Archaeological Resources Element (Chapter 5)	
<p>5.15 Character of New Development - Encourage the preservation and protection of historic resources, districts and landmarks on sites which are proposed for new development.</p>	<p>Consistent: The project site is currently utilized for agricultural production and is not developed with any buildings. View of historical maps revealed no indication of historical buildings, which was confirmed by a field survey. An archaeological site (CA-SMA-151) was identified on the site. Mitigation Measures CULT-2a is proposed to either exclude the area of CA-SMA-151, or perform additional fieldwork to determine the integrity of the site. Mitigation would reduce impacts to less than significant.</p>
<p>5.20 Site Survey - Determine if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development for these</p>	<p>Consistent: An archaeological site (CA-SMA-151) was identified on the site. Mitigation Measures CULT-2a is proposed to either exclude the area of CA-SMA-151, or</p>

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sites, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.	perform additional fieldwork to determine the integrity of the site. Additionally, no known paleontological resources were identified on the project site, but the potential exists to encounter both unknown archeological and paleontological resources. Mitigation Measures CULT-2c and CULT-3 are proposed in the event that unknown resources are encountered. Mitigation would reduce impacts to less than significant.
5.21 Site Treatment - To (a) encourage the protection and preservation of archaeological sites; (b) temporarily suspend construction work when archaeological/paleontological sites are discovered. Establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate; and (c) cooperate with institutions of higher learning and interested organizations to record, preserve, and excavate sites.	Consistent: An archaeological site (CA-SMA-151) was identified on the site. Mitigation Measures CULT-2a is proposed to either exclude the area of CA-SMA-151, or perform additional fieldwork to determine the integrity of the site. Additionally, no known paleontological resources were identified on the project site, but the potential exists to encounter both unknown archeological and paleontological resources. Mitigation Measures CULT-2c and CULT-3 are proposed in the event that unknown resources are encountered. Mitigation would reduce impacts to less than significant.
Park and Recreation Resources Element (Chapter 6)	
6.3 Build Upon Existing System - Design all park and recreation systems on the strengths and potentials of existing facilities and develop programs for meeting current and future needs.	Consistent: The project would provide open space and recreation features including onsite walkways/trails, recreation/common area facilities, and wetlands restoration. A total of 71,000 square feet (or 1.6 acres) of walkways/trails are proposed on the project site. Onsite recreational opportunities would include a 12,601 square foot outdoor basketball court and game space, movie theatre, multipurpose rooms, indoor swimming pool, and fitness center for use by the onsite residents and staff. The Community Center would include the pool, fitness center and locker rooms, which would be available to the Coastside public.
6.5 Access to Park and Recreation Facilities - To (a) attempt to provide appropriate access and conveniences for all people in park and recreation facilities; (b) encourage access to the park and recreation system by transportation means other than private automobiles, where feasible; and (c) attempt to provide adequate access for emergency services.	Consistent: All parking generated by the proposed project would be provided onsite and would follow County guidelines for or request an exception to onsite parking requirements, and would be subject to design review by the Planning Director for approval. The project proposes to develop bus stops and shuttle services for residents and visitors. Fire lanes, turning radii and back up space around buildings would be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles.
6.9 Locate Suitable Park and Recreation Facilities in Urban Areas - Generally, encourage all providers to locate active park and recreation facilities in urban areas, taking advantage of existing service infrastructure systems and maximizing the recreational use of limited available land. Consider the following activities to be generally compatible with active park and recreation facilities such as group games, swimming, and tennis.	Consistent: The project is proposed within an urban unincorporated area of the County.

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<p>6.11 Coastal Recreation and Access - To (a) regulate coastal development to delineate appropriate locations and development standards for recreation and visitor serving facilities; and (b) regulate development to increase public access to the shoreline and along the coast through measures which include, but are not limited to, establishing criteria for when and where access will be provided and how the access will be developed and maintained.</p>	<p>Consistent: The proposed North Trail would be available to the public and would run along the northern portion of the Office Park property and would connect to the wetlands trail as well as to existing trails in the headlands, which provide coastal access.</p>
<p>6.12 Minimize Agricultural Land Use Conflicts - Preserve the best agricultural land for agricultural uses. On other lands capable of supporting agriculture, permit the location of park and recreation facilities when efforts are made to lease land not needed for recreational purposes to farm operations, and clearly defined buffer areas such as strips of land are established between these two uses to minimize land use conflicts.</p>	<p>Consistent: The proposed project is not located on prime agricultural land, although it is capable of supporting agriculture, and agriculture operations would continue as part of the project in conjunction with the proposed recreational facilities. Land use conflicts between proposed agricultural and recreational uses are not anticipated.</p>
<p>6.13 Development Plans – To (a) encourage all providers to prepare development plans for proposed facilities which contain provisions that easily adapt to changing conditions; and (b) encourage all development plans to include restroom facilities and ensure that these correspond in size and detail to the type of park and recreation facility proposed.</p>	<p>Consistent: Restroom facilities are proposed.</p>
<p>6.14 Site Planning for Public and Private Facilities - To (a) encourage all providers to design sites to accommodate recreation uses that minimize adverse effects on the natural environment and adjoining private ownership; and (b) encourage all providers to design, where feasible, park and recreation sites that accommodate a variety of recreational activities.</p>	<p>Consistent: The potential for environmental impact associated with implementation of the project, including the proposed recreational facilities is discussed throughout this DEIR. A variety of uses are proposed including onsite walkways/trails, recreation/common area facilities, and wetlands restoration.</p>
<p>6.15 Building Materials and Service Technology for Public and Private Facilities - To (a) encourage the use of materials and technologies that achieve low development, maintenance and operation costs while maintaining environmental compatibility; and (b) encourage innovative technologies for conserving energy, water and other utilities for park and recreation facilities.</p>	<p>Consistent: The project is seeking LEED certification at the Platinum level. In order to achieve this rating, the project is incorporating the use of materials that would reduce maintenance and operation costs. Additionally, the project proposes to reduce water consumption by 30 percent from current standards through the reuse and recycling of wastewater for toilet flushing and irrigation purposes.</p>
<p>6.17 Building Materials and Service Technology for Public and Private Facilities – To (a) regulate development to provide new or improved park and recreation facilities. Use one or a combination of the following techniques: (1) offer of dedication, (2) grant of fee interest, and (3) in lieu fees; (b) encourage the dedication of easements to implement trails programs; and (c) base the requirements for the provision of park and recreation facilities on the: (1) size and type of development, (2) benefit to the developer, (3) burden to the public, and (4) within the Coastal Zone, priority given to the type of development under the Coastal Act.</p>	<p>Consistent: The project would provide open space and recreation features including onsite walkways/trails, recreation/common area facilities, and wetlands restoration. A total of 71,000 square feet (or 1.6 acres) of walkways/trails are proposed on the project site. Onsite recreational opportunities would include a 12,601 square foot outdoor basketball court and game space, movie theatre, multipurpose rooms, indoor swimming pool, and fitness center for use by the onsite residents and staff. The Community Center would include the pool, fitness center and locker rooms, which would be available to the Coastside public.</p>

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6.29 Protection, Operation and Maintenance - Make provisions to protect, operate and maintain park and recreation systems and related easements.	Consistent: The project applicant would operate and maintain all proposed onsite facilities as applicable.
6.30 Minimize Traffic and Litter Problems - (a) coordinate with CalTrans and/or SamTrans to increase recreational transit through such programs as a Park and Ride service or increased weekend service for recreationists in order to lessen traffic and parking problems; (b) encourage recreationists to properly dispose of litter in park and recreation facilities; and (c) encourage the adequate maintenance and improvement of roads and highways needed to serve recreation facilities.	Consistent: The project proposes to develop bus stops and shuttle services for residents and visitors. Facilities for litter disposal would be provided as applicable.
General Land Use Element (Chapter 7)	
7.16 Land Use Objectives for Urban Areas - Locate land use designations in urban areas (urban unincorporated areas) in order to: (1) maximize the efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) discourage urban sprawl.	Consistent: The project is proposed within an urban unincorporated area of the County.
7.21 Suitable Land within City Sphere of Influence - Consider that lands may be included within a city sphere of influence only if they are generally suitable for urban services (e.g., public sewer systems, public water supplies, fire and police protection) and urban land uses.	Consistent: The project is suitable for urban services including fire and police protection.
Urban Land Use Element (Chapter 8)	
8.1 Urban Land Use Planning - Plan for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meet general social and economics.	Consistent: The proposed project includes development of residential and mixed-use land uses, comprised of 40 percent general office, 25 percent research and development, 15 percent storage, and 20 percent light manufacturing. Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.
8.14 Residential Land Use Compatibility - To (a) protect and enhance the character of existing single-family areas; and (b) protect existing single-family areas from adjacent incompatible land use designations which would degrade the environmental quality and economic stability of the area.	Partially Consistent: The project proposes landscaping and fencing to provide a buffer between the residential uses to the north and the proposed Office Park property. Impacts related to aesthetics were found to be less than significant, while impacts related to light and glare were found to be significant but could be reduce to less-than-significant levels after mitigation. Noise and air quality impacts were found to be either less than significant, or less than significant after mitigation. Implementation of the project would not result in significant degradation of the environmental quality or economic stability of the area.

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8.15 Commercial Land Use Compatibility - Ensure that commercial development is compatible with adjacent land uses.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 8, Residential Land Use Compatibility, Policy No. 8.14.
8.17 Buffers - Buffer commercial land uses when needed to protect contiguous residential uses.	Consistent: The project proposes landscaping and fencing to provide a buffer between the residential uses to the north and the proposed Office Park property.
8.27 Parcel Consolidation - Where necessary to achieve quality site planning and greater design flexibility, encourage the consolidation of smaller parcels which are designed for intense land uses, including, but not limited to, Industrial, Medium High and High Density Residential.	Consistent: The County of San Mateo General Plan Mid-Coast Area Land Use map designates both the northern and southern parcels as General Industrial.
8.29 Infilling - Encourage the infilling of urban areas where infrastructure and services are available.	Consistent: The project is proposed within an urban unincorporated area of the County.
8.36 Density - Regulate maximum allowable densities in zoning districts in order to: (1) ensure a level of development that is consistent with land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and man-made hazards.	Consistent: The proposed density is consistent with the maximum allowable density for the site.
Rural Land Use (Chapter 9)	
9.28 Encourage Existing and Potential Agricultural Activities – To (a) encourage the continuance of existing agricultural and agriculturally- related activities; (b) encourage agricultural activities on soils with agricultural capability that are currently not in production; (c) consider agricultural land use designations for parcels which have existing agricultural activities or which contain soils with agricultural capability that are presently designated General Open Space; and (d) consider open space designations for agricultural parcels that are no longer capable of agricultural activities during future reviews of area plans.	Consistent: Although the project proposes development on a site currently utilized for agricultural activities, continued agricultural activities are proposed both on and offsite including 32 acres of farming, 12 acres in row crop production in the immediate vicinity of the project site. The native plant nursery would include two 8,000-sf potting yards where approximately 30,000 pots would be raised under irrigation within their outside environment (no associated structures); one located in the east corner of the Office Park property and one located in the north east corner of the Wellness Center property.
9.30 Development Standards to Minimize Land Use Conflicts with Agriculture – To (a) avoid to the greatest extent possible locating non-agricultural activities on soils with agricultural capability or lands in agricultural production; (b) locate non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities; (c) buffer any non-agricultural activities from agricultural activities by means of distance, physical barriers or other non-disruptive methods; (d) ensure that any extension of public services and facilities to serve non-agricultural activities will not impair feasible agricultural activities.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 9, Rural Land Use, Policy No. 9.28. Agricultural activities are proposed on parcels that are currently used for agricultural purposes. The project proposes landscaping and fencing to provide a buffer between the residential uses to the north and the proposed project.

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Water Supply Element (Chapter 10)	
10.1 Coordinate Planning – Coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned for an area.	Consistent: The proposed project would not exceed the water supply availability or wastewater management capabilities of existing facilities. Additionally, the project proposes the reuse and recycling of wastewater as well as the infiltration of treated wastewater to minimize water use as a result of the project.
10.3 Water Conservation - Promote the conservation and efficient use of water supplies.	Consistent: The project proposes to reduce water consumption by 30 percent from current standards through the reuse and recycling of wastewater for toilet flushing and irrigation purposes.
10.4 Development of Water Supplies – Promote the development of water supplies to serve: (1) agricultural uses, as the highest priority; (2) domestic uses; and (3) recreational uses.	Consistent: The primary source of domestic water supply would be the existing onsite agricultural well. It would be utilized for irrigation as needed, as well as the drinking water supply for the site.
10.7 Park and Recreation Water Supplies – To (a) encourage the provision of water supplies in park and recreation areas commensurate with the desired level of development; and (b) encourage coastal recreation and visitor serving facilities to provide drinking water.	Consistent: Potable water would be provided onsite.
10.10 Water Suppliers in Urban Areas - Consider water systems as the preferred method of water supply in urban areas. Discourage use of wells to serve urban uses. However, allow wells to serve urban uses when: <ul style="list-style-type: none"> a. No water is available from a water system to serve the area, b. There is no threat to public health, safety or welfare presented by the cumulative effects of well drilling in the area, and c. The following is demonstrated: <ul style="list-style-type: none"> (1) Water quality meets County and State standards; (2) The water flow meets County and State standards and is sufficient to meet the needs of the requested use; and (3) The well is a safe distance from potential sources of pollution and other existing wells. 	Consistent: The project proposes to annex to the CCWD for provision of water to meet fire flow requirements and as emergency back-up supply for domestic needs. The project is not presently within the CCWD service area, and would require annexation approval by San Mateo County LAFCO. The primary source of domestic water supply would be the existing onsite agricultural well. It would be converted to provide potable water for the project, and would also continue to be used to supply a portion of irrigation needs. The water supply to the site would be provided consistent with County requirements regarding water quality and flow.
10.13 Water Suppliers in Urban Areas - Support efforts to improve water distribution and storage systems in unincorporated neighborhoods and communities.	Consistent: The project proposes to annex to the CCWD. The primary source of domestic water supply would be the existing onsite agricultural well. Well water would be provided consistent with County requirements regarding quality and flow.
10.25 Efficient Water Use – To (a) encourage the efficient use of water supplies through effective conservation methods; (b) require the use of water conservation devices in new structural development; (c) encourage exterior water conservation; and (d) encourage water conservation for agricultural uses by using efficient irrigation practices.	Consistent: The project proposes to reduce water consumption by 30 percent from current standards through the reuse and recycling of wastewater for toilet flushing and irrigation purposes.

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<p>10.26 Wastewater Reuse – To (a) encourage the reuse and recycling of water whenever feasible; and (b) encourage the use of treated wastewater that meets applicable County and State health agency criteria.</p>	<p>Consistent: The project proposes to reduce water consumption by 30 percent from current standards through the reuse and recycling of wastewater for toilet flushing and irrigation purposes.</p>
Transportation Element (Chapter 12)	
<p>12.8 Additional Capacity - When providing additional capacity for automobile traffic where needed, give priority to upgrading and expanding existing roads before developing new road alignments.</p>	<p>Consistent: The project does not propose the development of new road alignments, only internal circulation driveways and access ways.</p>
<p>12.10 Urban Road Improvements - In urban areas, where improvements are needed due to safety concerns or congestion, support the construction of interchange and intersection improvements, additional traffic lanes, turning lanes, redesign of parking, channelization, traffic control signals, or other improvements.</p>	<p>Consistent: Mitigation Measure TRANS-1 proposes the signalization of the intersection of Highway 1 and Cypress Avenue.</p>
<p>12.14 Financing Local Road Improvements - Utilize all available techniques for funding local road improvements in unincorporated areas, including assessment districts, developer contributions, and County road funds. Ensure road improvements are consistent with adopted land use plans and area plans.</p>	<p>Consistent: Mitigation Measure TRANS-1 proposes the signalization of the intersection of Highway 1 and Cypress Avenue. The applicant would pay a fair share portion of the cost of implementation of this improvement.</p>
<p>12.15 Local Circulation Policies - In unincorporated communities, plan for providing:</p> <ul style="list-style-type: none"> ▪ Maximum freedom of movement and adequate access to various land uses; ▪ Improved streets, sidewalks, and bikeways in developed areas; ▪ Minimal through traffic in residential areas; ▪ Routes for truck traffic which avoid residential areas and are structurally designed to accommodate trucks; ▪ Access for emergency vehicles; ▪ Bicycle and pedestrian travel; ▪ Access by physically handicapped persons to public buildings, shopping areas, hospitals, offices, and schools; ▪ Routes and turnouts for public transit; ▪ Parking areas for ridesharing; ▪ Coordination of transportation improvement with adjacent jurisdictions. 	<p>Consistent: The project proposes access for emergency vehicles. The project would also provide for pedestrian and bicycle facilities and bus stops for public transit as applicable. Furthermore, the project would be designed to be Americans with Disabilities Act (ADA) compliant.</p>
<p>12.16 Local Road Standards - Allow for modification of road standards for sub-areas of the County, which respond to local needs and conditions as identified in area plans.</p>	<p>Consistent: The project does not propose the development of new roads. Internal circulation driveways and access ways would be developed consistent with County standards.</p>
<p>12.19 Parking Standards - Review and update the County’s off-street and on-street parking standards in order to reflect current conditions and requirements. Consider the needs of each individual land use, the potential for joint use of parking areas, fees in lieu of parking, spaces for smaller cars, and parking management strategies.</p>	<p>Consistent: All parking generated by the proposed project would be provided onsite and would follow County guidelines for onsite parking requirements or request an exception, and would be subject to design review by the Planning Director for approval. The project proposes to provide 640 parking spaces for the mixed-use Office Park development on the northern</p>

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	parcel. According to the current County requirement, 737 parking spaces would be required on this portion of the site. If the County approves a parking space exception for low-density office use, the requirement would be reduced to 635 parking spaces.
12.23 Sam Trans Service - Encourage SamTrans to continue to work toward improving service levels on both local and mainline routes through reevaluation and expansion of routes, increased service to the Coastsides, provision of more satellite parking facilities, and evaluation of smaller buses for local routes.	Consistent: The project proposes to develop bus stops and shuttle services for residents and visitors.
12.30 Population Groups with Special Needs - Encourage and support SamTrans and the Paratransit Coordinating Council to work toward meeting the transportation needs of the mobility impaired, the young, and the elderly.	Consistent: The project proposes to develop bus stops and shuttle services for residents and visitors.
12.39 Pedestrian Paths - Encourage the provision of safe and adequate pedestrian paths in new development connecting to activity centers, schools, transit stops, and shopping centers.	Consistent: The project proposes to develop sidewalks and islands within the site to accommodate pedestrian traffic, including a pedestrian path along the project frontage. In addition, onsite walkways and a trail system would provide circulation within the proposed Office Park and Wellness Center properties.
Solid Waste Element (Chapter 13)	
13.1 Management of Solid Waste Disposal - Provide management of solid waste in the most efficient and economical manner which will provide adequate services, protect the public health, prevent the creation of nuisances, reduce waste generation and provide for maximum resource recovery.	Consistent: The proposed project would comply with the California Integrated Waste Management Act, as well as the other applicable regulations in order to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.
13.4 Maximize Energy Conservation - Manage solid waste in such a way as to maximize energy conservation.	Consistent: The proposed project would comply with the California Integrated Waste Management Act, as well as the other applicable regulations in order to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.
13.5 Minimize Dependence on Landfills - Reduce to a minimum the dependence on landfills by promoting recycling, resource recovery and reduction of residential and commercial wastes.	Consistent: Mitigation Measure UTIL-11 requires a facility recycling program for the collection and loading of recyclable materials and the provision of adequate space or enclosures for recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
13.10 Long-Term Landfill Disposal Capability - Provide long-term landfill disposal capability for non-renewable wastes and residues from resource recovery operations.	Consistent: The proposed project would comply with the California Integrated Waste Management Act, as well as the other applicable regulations in order to reduce, recycle, and reuse solid waste generated to the maximum extent feasible. Mitigation Measure UTIL-11 requires a facility recycling program for the collection and loading of recyclable materials and the provision of adequate space or enclosures for recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

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13.23 Promoting Curbside Recycling - Promote the establishment of curbside recycling programs as a means to increase recycling.	Consistent: Mitigation Measure UTIL-11 requires a facility recycling program for the collection and loading of recyclable materials and the provision of adequate space or enclosures for recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
13.25 Locating Rubbish Collection Points - Consider permitting the placement of receptacles for recyclables within appropriate residential and commercial areas.	Consistent: Mitigation Measure UTIL-11 requires a facility recycling program for the collection and loading of recyclable materials and the provision of adequate space or enclosures for recycling bins at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
Housing Element (Chapter 14)	
14.1 Maintain and Improve Quality and Affordability of Existing Housing Stock - Maintain and improve the quality and affordability of the existing housing stock in order to minimize the displacement of existing residents.	Consistent: The project proposes the development of 70 new residential units, 50 of which would be available to developmental disabled adults at below market-rates.
14.2 Promote Sufficient Production of New Housing - Promote sufficient production of new housing of affordable cost and diverse size to accommodate the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.	Consistent: The project proposes the development of 70 new residential units, 50 of which would be available to developmental disabled adults at below market-rates. The units would range from one to four bedroom units as defined in Section III.
14.3 Provide Housing Near Employment, Transportation, and Community Services - Strive to provide housing in balanced residential environments that combine access to employment opportunities, transportation, childcare and other community services.	Consistent: The project proposes the development of 70 new residential units, as well as office and agricultural uses that would provide employment opportunities for residents.
14.4 Ensure Equal Access to Housing - Ensure that housing is equally available to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability or other arbitrary factors.	Consistent: The project proposes housing specifically for developmentally disabled adults and support staff.
14.19 Encourage New Housing Near Employment and Services - Encourage the provision of housing near employment centers and/or where adequate infrastructure and services exist or can be provided. Identify these areas, as well as their potential for additional residential and mixed-use development in future planning studies and documents.	Consistent: The project proposes the development of 70 new residential units, as well as office and agricultural uses that would provide employment opportunities for residents.
14.48 Expand Housing Choices by Increasing the Diversity of Housing Types - Expand the housing choices for special needs groups by using techniques in this chapter to help increase the variety in location, size, type and price of housing available. Special needs groups include, but are not limited to, the elderly, disabled, youth, large families, households headed by single parents, farm laborers, and the homeless.	Consistent: The project proposes housing specifically for developmental disabled adults and support staff. Of the 70 new residential units, 50 would be available to developmental disabled adults at below market-rates. The units would range from one to four bedroom units as defined in Section III.
14.49 Provide Affordable Housing Opportunities and Supportive Services for the Elderly or Disabled - Provide affordable housing opportunities and supportive	Consistent: The project proposes housing specifically for developmental disabled adults and support staff. Of the 70 new residential units, 50 would be available to

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<p>services for the elderly and disabled through programs including, but not limited to: (a) the construction of new housing units, including those that may be developed through the second unit, inclusionary and density bonus programs; (b) rehabilitation and retrofit of existing units; (c) support for existing and development of new shared housing and group homes; (d) administration of supportive housing subsidies; and (e) support for existing and development of new supportive services.</p>	<p>developmental disabled adults at below market-rates. The units would range from one to four bedroom units as defined in Section III.</p>
<p>14.50 Promote Housing for the Elderly or Disabled in Appropriate Locations - Promote the development of housing for the elderly or disabled in all appropriate locations. Consider the following as high priority locations for the development of housing for the elderly or disabled: (a) lands within urban areas that are located close to public transportation and other essential services such as stores, banks and medical facilities; and (b) lands that do not have major topographic constraints.</p>	<p>Consistent: The project proposes housing specifically for developmental disabled adults and support staff. Of the 70 new residential units, 50 would be available to developmental disabled adults at below market-rates. The units would range from one to four bedroom units as defined in Section III.</p>
Natural Hazards Element (Chapter 15)	
<p>15.12 Locating New Development in Areas Which Contain Natural Hazards – To (a) as precisely as possible, determine the areas of the County where development should be avoided or where additional precautions should be undertaken during review of development proposals due to the presence of natural hazards; (b) give preference to land uses that minimize the number of people exposed to hazards in these areas; (c) determine appropriate densities and development standards for new development proposed in these areas; and (d) require detailed analysis of hazard risk and design of appropriate mitigation when development is proposed in these areas.</p>	<p>Consistent: Seismic hazards, including the potential for fault rupture, cyclic densification, liquefaction, lateral spreading, and sand boils are the primary natural hazards associated with the project site. Implementation of the identified mitigation measures in Section IV.F, Geology & Soils, and compliance with applicable regulations would reduce project impacts related to natural hazards to less than significant.</p>
Geotechnical Hazards	
<p>15.19 Appropriate Land Uses and Densities in Geotechnical Hazard Areas - In urban areas, consider higher density land uses that are compatible with the surrounding pattern of development to be appropriate if adequate site-specific review of geotechnical hazards has been undertaken and appropriate mitigation measures can feasibly be incorporated into development projects.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 15, Natural Hazards, Policy No. 15.12.</p>
<p>15.20 Review Criteria for Locating Development in Geotechnical Hazard Areas – To (a) avoid the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties; (b) wherever possible, avoid construction in steeply sloping areas (generally above 30%); (c) avoid unnecessary construction of roads, trails, and other means of public access into or through</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 15, Natural Hazards, Policy No. 5.12. The project site is relatively flat and does not contain steeply sloping areas except for a relatively steep topography change at the western edge of the project site boundary, which approaches the marsh.</p>

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geotechnical hazard areas; and (d) in extraordinary circumstances when there are no alternative building sites available, allow development in geotechnically hazardous and/or steeply sloping areas when appropriate structural design measures to ensure safety and reduce hazardous conditions to an acceptable level are incorporated into the project.	
Fire Hazard	
15.29 Review Criteria for Locating Development Outside of Fire Hazard Areas - Insure that fire safety is adequately addressed in the review of new development proposed in unincorporated areas located outside of fire hazard areas through measures including but not limited to referral of proposals for development to appropriate fire protection agencies for conditions of approval.	Consistent: The applicant will be required to submit building plans and plot plans to the County and Coastside Fire Protection District to provide appropriate fire hazard management recommendations for inclusion as project conditions of approval.
15.30 Standards for Water Supply and Fire Flow for New Development – To (a) require connection to a public water system or private water company or provision of an onsite water supply as a condition of approval for any new development proposal; (b) determine the quantity of onsite water supply, fire flow requirements and spacing and installation of hydrants in accordance with the standards of the agency responsible for fire protection for the site proposed for development; and (c) consider the use of additional onsite fire protection devices including but not limited to the use of residential sprinkler systems and contracting the services of private alarm companies for development proposed in remote areas.	Consistent: The project proposes to annex to the CCWD for provision of water to meet fire flow requirements and as emergency back-up supply for domestic needs. The project is not presently within the CCWD service area, and would require annexation approval by San Mateo County LAFCO. The primary source of domestic water supply would be the existing onsite agricultural well. It would be converted to provide potable water for the project, and would also continue to be used to supply a portion of irrigation needs. The water supply to the site would be provided consistent with County requirements regarding water quality and flow.
15.31 Standards for Road Access for Fire Protection Vehicles to New Development – To (a) consider the adequacy of access for fire protection vehicles during review of any new development proposal; (b) determine the adequacy of access through evaluation of length of dead end roads, turning radius for fire vehicles, turnout requirements, road widths and shoulders and other road improvement considerations for conformance with the standards of the agency responsible for fire protection for the site proposed for development; and (c) to the maximum extent possible, design access for fire protection vehicles in a manner which will not result in unacceptable impacts on visual, recreational and other valuable resources.	Consistent: Fire lanes, turning radii and back up space around buildings would be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles.
15.32 Street Signing - Support efforts to identify all roads, streets and major public buildings in a manner so that they are clearly visible to fire protection and other emergency vehicles.	Consistent: The project would provide signage as applicable.
15.33 Road Patterns – To (a) ensure road patterns that facilitate access for fire protection vehicles and provide secondary access and emergency evacuation routes when reviewing proposals for new subdivisions; and (b)	Consistent: The project does not propose the development of new roads. Internal circulation driveways and access ways would be developed consistent with County standards.

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encourage fire protection agencies to identify emergency access and evacuation routes for existing developed areas and to provide this information to area residents.	
15.34 Vegetative Clearance Around Structures – To (a) require clearance of flammable vegetation around structures as a condition of approval to new development in accordance with the requirements of the agency responsible for fire protection; and (b) conduct periodic inspections to ensure maintenance of required clearances.	Consistent: The project does not propose flammable vegetation. The applicant will be required to submit building plans and plot plans to the County and Coastside Fire Protection District to provide appropriate fire hazard management recommendations for inclusion as project conditions of approval.
15.35 Fire Retardant Vegetation - Encourage the use of fire retardant vegetation when reviewing new development proposals.	Consistent: The project would include live vegetation that is maintained, and is therefore more resistant to fire.
Man-Made Hazards Element (Chapter 16)	
<i>Noise</i>	
16.11 Regulate Distribution of Land Uses - Regulate the distribution of land uses to attain noise compatibility. Measures may include preference toward locating: (1) noise sensitive land uses within quiet areas, removed from Noise Impact Areas, and (2) noise generating land uses separate from noise sensitive land uses.	Consistent: Construction and operational noise impacts associated with the proposed project were found to be either less than significant, or less than significant after mitigation.
16.12 Regulate Noise Levels - Regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds.	Consistent: Construction and operational noise impacts associated with the proposed project were found to be either less than significant, or less than significant after mitigation.
16.14 Noise Barriers Noise Control - Promote measures which incorporate use of noise barriers into the design of new development, particularly within Noise Impact Areas. Noise barriers may include earth berms, walls, fencing, or landscaping.	Consistent: Construction and operational noise impacts associated with the proposed project were found to be either less than significant, or less than significant after mitigation.
16.16 Construction Techniques Noise Control - Promote measures which incorporate noise control into the construction of existing and new buildings, including, but not limited to, use of dense noise insulating building materials.	Consistent: Construction and operational noise impacts associated with the proposed project were found to be either less than significant, or less than significant after mitigation.
16.17 Promote Transportation Related Noise Reduction - Promote measures which reduce transportation related noise, particularly aircraft and vehicle noise, to enhance the quality of life within San Mateo County.	Consistent: Construction and operational noise impacts associated with the proposed project were found to be either less than significant, or less than significant after mitigation.
<i>Airport Safety</i>	
16.41 Regulate Land Uses to Assure Airport Safety - Regulate land uses surrounding airports to assure airport safety. Measures may include restrictions on permitted land uses and development review height criteria.	Consistent: A portion of the project is located within the Airport Overlay zone. Storage facilities are proposed within this zone, consistent with allowable uses. The structures proposed within the AO setback do not include residential uses or uses with three or more persons occupying the use at one time. These buildings would also have an approximately 20-foot setback from the Airport Street Right-of-Way (ROW) line.

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16.42 Limit Land Uses at Ends of Runways - Limit land uses in approach zones, clear zones and other areas of high accident potential at ends of airport runways to low intensity, nonstructural uses, including, but not limited to, agriculture, open space, and storage.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 16, Man-Made Hazards, Policy No. 16.41.
16.43 Regulate Location and Height of Development Surrounding Airports - Regulate development location and height in areas surrounding airport activities to protect air navigation requirements. Measures may include height criteria based upon an approach surface or other representative aircraft flight path.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 16, Man-Made Hazards, Policy No. 16.41. Mitigation Measure HAZ-3 provides for the provision of a navigational easement, to the satisfaction of the County Director of Public Works.
MONTARA-MOSS BEACH-EL GRANADA COMMUNITY PLAN	
1.2 Design Characteristics - Encourage good design in new construction which reflects the character, and is compatible with the scale of the neighborhood in which it is located.	Consistent: Building heights for the office park would not exceed 45 feet 6 inches in height, which is lower than the permitted building heights for the northern parcel, but taller than the adjacent homes to the north. Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.
1.8 Housing - Accommodate a variety of dwelling styles within an economic range that serves the housing needs of the community.	Consistent: The project proposes 70 new residential units, 50 would be available to developmental disabled adults at below market-rates. The units would range from one to four bedroom units as defined in Section III, Project Description.
Land Use	
2.5 Location of Multi-Family Development - Locate multiple-family development adjacent to commercial centers as a transition to single-family development.	Consistent: The proposed residential uses are located between commercial uses to the south and the single-family residences to the north.
2.7 Commercial Development Buffers - Buffer commercial areas from surrounding residential development with landscaping, fencing, and/or buildings designed for compatibility between these land uses.	Consistent: The project proposes landscaping and fencing to provide a buffer for the residential uses to the north. As discussed in Section IV.A, Aesthetics, impacts would be less than significant.
2.11 Desired Industrial Uses - Encourage industrial uses which are in accord with the stated objectives of the community: greenhouses, strawflower processing, fish processing, boat building, warehousing, and aviation related uses.	Consistent: The proposed project includes a native plant nursery and a wastewater treatment facility.
2.12 Location of Industrial Development – (a) Locate industrial development in areas where it will have the lowest impact on surrounding land uses and on the environment; and (b) Concentrate industrial development in areas adjacent to the Half Moon Bay Airport and Pillar Point Harbor.	Consistent: The proposed project is located adjacent to the Half Moon Bay Airport and in the vicinity of Pillar Point Harbor.
Infrastructure	
3.1 Circulation System - Develop a circulation system, and road standards for residential streets, which complement the small-town character of the community.	Consistent: The project proposes internal circulation driveways and access ways.
3.21 Airport Development - Development surrounding Half Moon Bay Airport is to be consistent with the goals and policies of the adopted ALUC Plan.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 16, Man-Made Hazards, Policy No. 16.41.

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Housing	
4.1 Housing Design - Build housing that relates to its physical setting, does not destroy the natural features of the land, and is compatible with the neighborhood scale and coastal character of the community.	Consistent: The housing associated with the proposed project would not destroy natural features and is considered to be generally compatible with the neighborhood scale and coastal character of the community.
4.2 Development Incentives - Provide incentives that will encourage the development of an adequate housing base designed to meet the needs of all residents in the community, especially those with low and moderate incomes.	Consistent: The project proposes 70 new residential units, 50 would be available to developmental disabled adults at below market-rates.
4.4 Provision of Affordable Housing - Provision of housing affordable by low and moderate income families should be a priority of new residential construction, particularly if government subsidies are available.	Consistent: The project proposes 70 new residential units, 50 would be available to developmental disabled adults at below market-rates.
4.5 Development Incentives - Incentivize development of lower income housing, such as through density bonuses and reduced parking requirements.	Consistent: The project proposes 70 new residential units, 50 would be available to developmental disabled adults at below market-rates.
4.6 Innovative Housing Programs - Consider innovative housing programs that require a proportion of all new units be provided for low and moderate income families.	Consistent: The project proposes 70 new residential units, 50 would be available to developmental disabled adults at below market-rates.
Natural Resources	
5.1 Protection of Agriculture - Protect and enhance prime agricultural and open space lands within the community and maintain the existing balance between urban and open lands.	Consistent: The project site is not comprised of prime agricultural land and is not designated open space. The project proposes to continue some agricultural activities as well as restore wetlands and provide trails.
5.2 Preservation of Agriculture - Maintain agricultural production in all viable areas and encourage the placement of prime agricultural soils in agricultural preserves (Williamson Act).	Consistent: The proposed project is not located on prime agricultural land nor is it in agricultural preserve under the Williamson Act, although it is capable of supporting agriculture, and agriculture operations would continue as part of the project in conjunction with the proposed recreational facilities The project site is not comprised of prime agricultural soils.
5.3 Residential Development in Agricultural Areas - Restrict residential development in areas of prime agricultural soils to development regulated to agricultural production.	Consistent: Refer to the consistency analysis for the Montara-Moss Beach-El Granada Community Plan, Natural Resources, Policy No. 5.2.
5.4 Zoning of Agricultural Land - Retain prime agricultural land in A-1 (Agriculture) or RM (Resource Management) zoning for protection against urban development.	Consistent: Refer to the consistency analysis for the Montara-Moss Beach-El Granada Community Plan, Natural Resources, Policy No. 5.2.
5.5 Leasing of Prime Soils - Sublease areas of prime soils within publicly owned parks and the Half Moon Bay Airport for agricultural production.	Consistent: Refer to the consistency analysis for the Montara-Moss Beach-El Granada Community Plan, Natural Resources, Policy No. 5.2.
Visual Quality	
7.1 Preserving Community Character - Preserve and enhance the visual qualities of the coastal community which give it a unique character and distinguish it from other places.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.

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Policy/Guideline	Project Consistency/Comments
7.2 Preserving Community Character - To (a) maintain community character and ensure that new developments are compatible with existing homes in scale, size and design; and (b) maintain the small-town character of the area by preventing construction of massive structures out of scale with the community.	Partially Consistent: Building heights for the office park would not exceed 45 feet 6 inches in height, which is lower than the permitted building heights for the northern parcel, but taller than the adjacent homes to the north. Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.
7.3 Preserving Natural Amenities - Preserve the natural amenities of the community through the appropriate location of new structures designed to harmonize with their surroundings.	Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 4, Visual Quality, Policy No. 4.1.
7.6 Protection of Scenic Vistas - Preserve and protect scenic vistas of ocean, beaches, and mountains for residents of the community.	Consistent: As discussed in Section IV.A, the project would not obstruct coastal views and impacts would be less than significant.
7.7 Tree Planting - Encourage the planting of trees along streets and walkways.	Consistent: The project proposes extensive landscaping and trails throughout the site as well as the restoration of wetland and riparian areas.
7.8 Preservation of Landforms and Vegetation - Preserve existing landforms and vegetation.	Consistent: The project proposes restoration of wetland and riparian areas.
COUNTY OF SAN MATEO LOCAL COASTAL PROGRAM	
Locating and Planning New Development	
1.1 Coastal Development Permits - After certification of the LCP, require a Coastal Development Permit for all development in the Coastal Zone subject to certain exemptions.	Consistent: The project would obtain a Coastal Development Permit.
1.18 Location of New Development – (a) Direct new development to existing urban areas and rural service centers in order to: (1) discourage urban sprawl, (2) maximize the efficiency of public facilities, services, and utilities, (3) minimize energy consumption, (4) encourage the orderly formation and development of local governmental agencies, (5) protect and enhance the natural environment, and (6) revitalize existing developed areas; (b) concentrate new development in urban areas and rural service centers by requiring the “infilling” of existing residential subdivisions and commercial areas; (c) allow some future growth to develop at relatively high densities for affordable housing in areas where public facilities and services are or will be adequate and where coastal resources will not be endangered; and (d) require the development of urban areas on lands designated as agriculture and sensitive habitats in conformance with Agriculture and Sensitive Habitats Component policies.	Consistent: The project is proposed on two vacant parcels between existing development to the north, south, and east.
1.24 Protection of Archaeological/Paleontological Resources - Based on County Archaeology/Paleontology Sensitivity Maps, determine whether or not sites proposed for new development are located within areas containing potential	Consistent: An archaeological site (CA-SMA-151) was identified on the site. Mitigation Measures CULT-2a is proposed to either exclude the area of CA-SMA-151, or perform additional fieldwork to determine the integrity of the site. Mitigation would reduce impacts to less than

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archaeological/paleontological resources. Prior to approval of development proposed in sensitive areas, require that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist/paleontologist be submitted for review and approval and implemented as part of the project.	significant.
Public Works	
<p>2.48 Capacity Limits -</p> <ul style="list-style-type: none"> Limit expansion of roadways to capacity which does not exceed that needed to accommodate commuter peak period traffic when buildout of the Land Use Plan occurs. Use the requirements of commuter peak period traffic as the basis for determining appropriate increases in capacity. 	Consistent: With implementation of Mitigation Measure TRANS-1, this intersection would operate at an acceptable level of service and impacts would be less than significant.
<p>2.49 Desired Level of Service - In assessing the need for road expansion, consider Service Level D acceptable during commuter peak periods and Service Level E acceptable during recreation peak periods.</p>	Consistent: With implementation of Mitigation Measure TRANS-1, this intersection would operate at an acceptable level of service and impacts would be less than significant.
<p>2.52 Phase I Monitoring - Monitor the number and rate of new residential construction, particularly in the rural Mid-Coast.</p>	Consistent: The project would provide for 70 new residential dwelling units. With implementation of Mitigation Measure TRANS-1, impacts associated with traffic would be less than significant.
<p>2.60 Increased Service for Coastside Residents - Encourage SamTrans to expand bus service to and along the Coastside to improve transit service to Coastside residents.</p>	Consistent: The project proposes to develop bus stops and shuttle services for residents and visitors.
Housing	
<p>3.1 Sufficient Housing Opportunities - Through both public and private efforts, protect, encourage and, where feasible, provide housing opportunities for persons of low and moderate income who reside, work or can be expected to work in the Coastal Zone.</p>	Consistent: The project proposes the development of 70 new residential units, 50 of which would be available to developmental disabled adults at below market-rates.
<p>3.2 Non-Discrimination - Strive to ensure that decent housing is available for low and moderate income persons regardless of age, race, sex, marital status or other arbitrary factors.</p>	Consistent: The project proposes housing specifically for developmentally disabled adults and support staff.
<p>3.3 Balanced Developments - Strive to provide such housing in balanced residential environments that combine access to employment, community facilities and adequate services.</p>	Consistent: The project proposes the development of 70 new residential units, as well as office and agricultural uses that would provide employment opportunities for residents in addition to recreational facilities.
<p>3.4 Diverse Housing Opportunities - Strive to improve the range of housing choices, by location, type, price and tenure, available to persons of low and moderate income.</p>	Consistent: The project proposes the development of 70 new residential units, 50 of which would be available to developmental disabled adults at below market-rates.
<p>3.13 Maintenance of Community Character - Require that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design.</p>	Consistent: The project proposes the development of 70 new residential units, 50 of which would be available to developmental disabled adults at below market-rates. The residential buildings would not exceed three stories in height. As discussed in Section IV.A, Aesthetics,

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Limit the height to two stories to mitigate the impact of this development on the surrounding neighborhoods. Assess negative traffic impacts and mitigate as much as possible.	aesthetic impacts to the residential uses to the north would be less than significant.
Energy	
4.42 Alternative Energy Sources - Encourage the development of non-polluting alternative energy resources including but not limited to co-generation, biomass, wind and solar.	Consistent: The project proposes the implementation of solar and wind facilities for the generation of electricity.
Sensitive Habitats	
7.4 Permitted Uses in Sensitive Habitats - To (a) permit only resource dependent uses in sensitive habitats. Resource dependent uses for riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs and habitats supporting rare, endangered, and unique species shall be the uses permitted in Policies 7.9, 7.16, 7.23, 7.26, 7.30, 7.33, and 7.44, respectively, of the County Local Coastal Program on March 25, 1986; and (b) in sensitive habitats, require that all permitted uses comply with U.S. Fish and Wildlife and State Department of Fish and Game regulations.	Consistent: Refer to the consistency analysis for County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2. The restored wetlands would extend both foraging and breeding habitat currently available in Pillar Point Marsh for project area special status species as well as provide a wider, protected movement corridor through the site.
7.9 Permitted Uses in Riparian Corridors - (a) Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects; and (b) when no feasible or practicable alternative exists, permit the following uses: (1) stream dependent aquaculture, provided that non-stream dependent facilities locate outside of corridor, (2) flood control projects, including selective removal of riparian vegetation, where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines, (5) repair or maintenance of roadways or road crossings, (6) logging operations which are limited to temporary skid trails, stream crossings, roads and landings in accordance with State and County timber harvesting regulations, and (7) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.	Consistent: Proposed uses within the restored riparian corridor would be limited to the allowable uses and include the proposed wetland trails on both the Office Park and Wellness Center properties.
7.11 Establishment of Buffer Zones – (a) On both sides of riparian corridors, from the “limit of riparian vegetation” extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams; (b) where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50	Consistent: The project includes a 100-foot buffer planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area.

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<p>feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams; and (c) along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point except for manmade ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.</p>	
<p>7.16 Permitted Uses in Wetlands - Within wetlands, permit only the following uses: (1) nature education and research, (2) hunting, (3) fishing, (4) fish and wildlife management, (5) mosquito abatement through water management and biological controls; however, when determined to be ineffective, allow chemical controls which will not have a significant impact, (6) diking, dredging, and filling only as it serves to maintain existing dikes and an open channel at Pescadero Marsh, where such activity is necessary for the protection of pre-existing dwellings from flooding, or where such activity will enhance or restore the biological productivity of the marsh, (7) diking, dredging, and filling in any other wetland only if such activity serves to restore or enhance the biological productivity of the wetland, (8) dredging manmade reservoirs for agricultural water supply where wetlands may have formed, providing spoil disposal is planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation, and (9) incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.</p>	<p>Consistent: Proposed uses within the restored wetlands would be limited to the allowable uses and include the proposed wetland trails on both the Office Park and Wellness Center properties.</p>
<p>7.18 Establishment of Buffer Zones - Buffer zones shall extend a minimum of 100 feet landward from the outermost line of wetland vegetation. This setback may be reduced to no less than 50 feet only where (1) no alternative development site or design is possible; and (2) adequacy of the alternative setback to protect wetland resources is conclusively demonstrated by a professional biologist to the satisfaction of the County and the State Department of Fish and Game. A larger setback shall be required as necessary to maintain the functional capacity of the wetland ecosystem.</p>	<p>Consistent: The project includes a 100-foot buffer planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area.</p>
<p>7.36 San Francisco Garter Snake - (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</p>	<p>Consistent: The San Francisco Garter Snake has been documented in the vicinity of the project site and has moderate potential to occur on the site. Mitigation Measure BIO-1a is proposed to reduce potential impacts to this species to less than significant.</p>

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Fish and Game; and (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.	
7.49 California Wild Strawberry - 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.	Consistent: The California Wild Strawberry was not identified on the project site.
Visual Resources	
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; and (d) retain wetlands intact except for public accessways designed to respect the visual and ecological fragility of the area and adjacent land.	Consistent: The project includes a 100-foot buffer planted as a riparian corridor and uplands coastal scrub/shrub between the proposed development and the proposed riverine wetland ecosystem restoration area.
8.10 Vegetative Cover - Replace vegetation removed during construction with plant materials (trees, shrubs, ground cover) which are compatible with surrounding vegetation and is suitable to the climate, soil, and ecological characteristics of the area.	Consistent: The project proposes extensive landscaping throughout the site as well as the restoration of wetland and riparian areas.
8.15 Coastal Views - Prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.	Consistent: As discussed in Section IV.A, the project would not obstruct coastal views and impacts would be less than significant.
8.16 Landscaping – (a) Use plant materials to integrate the man-made and natural environments and to soften the visual impact of new development; and (b) protect existing desirable vegetation. Encourage, where feasible, that new planting be common to the area.	Consistent: The project proposes extensive landscaping throughout the site as well as the restoration of wetland and riparian areas.
8.19 Colors and Materials – (a) Employ colors and materials in new development which blend, rather than contrast, with the surrounding physical conditions of the site; and (b) prohibit highly reflective surfaces and colors except those of solar energy devices.	Consistent: The building finishes are proposed to be stucco/concrete in pale neutrals and colors, including: reddish beige and ivory. Metal roofs would be colonial red and hemlock green, with a matte finish. The proposed palette is shown in Figure III-14, Office Park

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	Exterior Finishes and Figure III-22, Wellness Center Exterior Finishes. The chosen color palette is anticipated to blend with the surrounding area and is subject to Design Review approval, which will evaluate compliance with a similar policy.
8.20 Scale - Relate structures in size and scale to adjacent buildings and landforms.	Inconsistent: The proposed buildings would be larger in height and scale than adjacent uses.
8.21 Commercial Signs – (a) Prohibit off-premise commercial signs except for seasonal temporary agricultural signs; (b) design on-premise commercial signs as an integral part of structure they identify and which do not extend above the roof line; (c) prohibit brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers; and (d) design and minimize information and direction signs to be simple, easy-to-read, and harmonize with surrounding elements.	Consistent: Signage would be implemented in accordance with applicable regulations.
Hazards	
9.10 Geological Investigation of Building Sites - Require the County Geologist or an independent consulting certified engineering geologist to review all building and grading permits in designated hazardous areas for evaluation of potential geotechnical problems and to review and approve all required investigations for adequacy. As appropriate and where not already specifically required, require site specific geotechnical investigations to determine mitigation measures for the remedy of such hazards as may exist for structures of human occupancy and/or employment other than those considered accessory to agriculture as defined in Policy 5.6.	Consistent: All mitigations and final design recommendations associated with geology and soils would be reviewed and approved by the County prior to issuance of applicable permits per Mitigation Measure GEO-8.
Recreation/Visitor-Serving Facilities	
11.4 Recreation and Visitor-Serving Facilities Permitted in the Coastal Zone - Permit the following facilities in the Coastal Zone: (1) necessary visitor-serving facilities as defined in Policy 11.1, and (2) commercial recreation and public recreation facilities which (a) are designed to enhance public opportunities for coastal recreation, (b) do not substantially alter the natural environment, and (c) do not subvert the unique small town, rural character of the individual communities on the Coastside.	Consistent: The project would provide public recreation in the form of onsite walkways/trails, recreation/ common area facilities, and wetlands restoration.
11.7 Urban Areas – (a) Permit visitor-serving and commercial recreation facilities to locate within enclosed buildings in areas designated as Coastside Commercial Recreation and Neighborhood Commercial; and (b) permit public recreation facilities in urban areas.	Consistent: The project would provide public recreation in the form of onsite walkways/trails, recreation/ common area facilities, and wetlands restoration.
11.10 Upland Locations in Urban and Rural Areas - Permit uses which are consistent with Policy 11.4, but do not meet the criteria for location on oceanfront land	Consistent: The proposed North Trail would be available to the public and would run along the northern portion of the Office Park property and would connect to

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to locate in upland areas. Encourage them to connect to the shoreline by bicycle path or trail.	the wetlands trail as well as to existing trails in the headlands, which provide coastal access.
<p>11.14 Public Recreational Facilities – (a) Use the locational and development standards included throughout this component, the Agriculture Component and the applicable standards and planning and management guidelines of the <u>County’s Parks and Recreation Element</u> (contained in Appendix 11.A) as the development and management standards for public recreation facilities, including trails. LCP policies must predominate if there are conflicts. Seek any modifications in the classification of State Park Units which will conform their purposes and uses more closely to the policies of the LCP; and (b) use development standards of this component, the <u>County’s Parks and Recreation Element</u> standards and the criteria for trail development management contained in Appendix 11.A when constructing trails. When the route of a bike path in the County’s Bikeways Plan corresponds to the route of a trail included in the LCP trail program, construct the trail to accommodate both bicycle and pedestrian use, wherever possible.</p>	<p>Consistent: Development of trails and recreational facilities on the project site would be completed consistent with applicable regulations.</p>
<p>11.15 Private Recreation and Visitor-Serving Facilities - (a) Require that private recreation and visitor-serving facilities conform to: (1) the development and locational standards included throughout this component and as referred in other components, and (2) the design standards of the Visual Resources Component; and (b) require that private recreation and visitor-serving facilities conform to the intensities of use appropriate to the rural or urban setting and to the requirements of the individual site. In rural areas, visitor-serving uses shall require density credits based on daily water use in accordance with the requirements set forth in Local Coastal Program Policy 1.8.</p>	<p>Consistent: Development of trails and recreational facilities on the project site would be completed consistent with applicable regulations. Consistency with the Visual Resources Component is discussed above.</p>
<p>11.17 Parking - Use the parking standards contained in the Shoreline Access Component (Policy 10.22) and Chapter 3 of the Zoning Ordinance.</p>	<p>Consistent: All parking generated by the proposed project would be provided onsite and would follow County guidelines for onsite parking requirements or request an exception, and would be subject to design review.</p>
<p>11.18 Sensitive Habitats - Provide improvements and management adequate to protect sensitive habitats. These may include, but are not limited to, the following: (1) informative displays, brochures, and signs to minimize public intrusion and impact, (2) organized tours of sensitive areas, (3) landscaped buffers or fences and (4) staff to maintain improvements and manage the use of sensitive habitats.</p>	<p>Consistent: Refer to the consistency analysis for the County of San Mateo General Plan, Chapter 1, Vegetative, Water, Fish and Wildlife Resources, Policy No. 1.2.</p>
<p>11.20 Utilities - Require that sites for permitted recreation or visitor-serving facilities have or develop access to a public road in conformance with the policies</p>	<p>Consistent: The project proposes access to Airport Street, a public road, via proposed driveways.</p>

**Table IV.I-1
County of San Mateo Regional and Local Requirements Consistency Analysis**

Policy/Guideline	Project Consistency/Comments
of the Sensitive Habitats, Scenic Resources, and Hazards Components.	
<i>Source: San Mateo County General Plan Elements, Compiled by Christopher A. Joseph & Associates.</i>	

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