



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: April 11, 2011
BOARD MEETING DATE: April 26, 2011
SPECIAL NOTICE/HEARING: 10-Day Notice
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director

SUBJECT: EXECUTIVE SUMMARY: Public Hearing to consider the adoption of a resolution and ordinances resubmitting Local Coastal Program Land Use Plan and Zoning amendments (the Midcoast LCP Update) for California Coastal Commission certification.

RECOMMENDATION:

1. Adopt a Resolution directing staff to submit the proposed Local Coastal Program (LCP) Land Use Plan amendments for Coastal Commission review and certification without modification.
2. Adopt the Ordinances amending related portions of the County Zoning Regulations for Coastal Commission review and certification without modification.

BACKGROUND:

On December 10, 2009, the California Coastal Commission (CCC) denied certification of the Midcoast Update Local Coastal Program (LCP) amendments proposed by the County, then voted to conditionally approve the amendments if the County agreed to seventy-two suggested modifications. In response, the Board of Supervisors adopted a resolution directing staff to draft a resubmittal of the amendments that incorporates the modifications the County agrees with, and revises or removes modifications that are problematic.

On November 30, 2010, the Board of Supervisors conducted a public hearing of the first version of the resubmittal recommended by staff. At that hearing, members of the Board expressed concern about the specific aspects of the staff recommendation discussed below.

DISCUSSION:

Issues discussed at the November 30, 2010 Board of Supervisors' public hearing are addressed in the staff report, and by revisions to the resubmittal, as follows:

- The CCC suggested lot retirement requirement has been deleted;
- The CCC suggested policy that would prohibit private wells until a Groundwater Management Plan is developed by the County and certified by the CCC has been revised to limit the number of new wells within the Montara Water and Sewer District (MWSD) boundaries to five per year for a three-year period (the estimated amount of time required for MWSD to obtain the approvals needed to provide water connections to new residential development);
- The County proposed exemption for non-residential development in neighborhood commercial districts from CCC suggested development prohibitions that are based on traffic levels has been retained; and
- Possible alternatives to the rezoning of the Highway 1 bypass are currently being discussed with the CCC and the California Department of Transportation. The staff recommendation on this issue will be provided in a separate memo, released prior to the April 26, 2011 hearing.

County Counsel has reviewed and approved the Resolution and Ordinances as to form and content.

Resubmittal of the Midcoast Update Local Coastal Program amendments to the CCC for certification contributes to the Shared Vision 2025 of a Livable Community by proposing new development standards that include incentives for affordable housing, promote recreational enhancements, and that regulate growth in a manner that protects natural resources and accounts for infrastructure needs and constraints.

FISCAL IMPACT:

CCC certification of the resubmittal will put in place a policy that calls for the County to develop a comprehensive transportation management plan for the Midcoast urban area (see Policy 2.57.2 in Exhibit G of the attached resolution). The cost of preparing such a plan is not known, and could have an impact on the Planning and Building Department's constrained financial and staffing resources.




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BACKGROUND:

On December 10, 2009, the California Coastal Commission (CCC) denied certification of the Midcoast Update Local Coastal Program (LCP) amendments proposed by the County, then voted to conditionally approve the amendments if the County agreed to seventy-two suggested modifications. In April and May of 2010, the Board of Supervisors conducted two public hearings regarding the County's response to the CCC's action. On May 11, 2010, the Board of Supervisors adopted a resolution directing staff to use the resubmittal process, which allows the County to accept the CCC's modifications it agrees with, and to propose alternative ways of addressing modifications it finds problematic.

On November 30, 2010, the Board of Supervisors conducted a public hearing on a new version of the amendment recommended by staff for resubmittal to the CCC. At that hearing, members of the Board expressed concern about various aspects of the staff recommendation, and continued the matter for future consideration. The following discussion responds to these concerns, and summarizes the ways in which the recommended amendments have been revised accordingly.

DISCUSSION:

The CCC's modifications of greatest concern to the County have been those that: require lot retirement; prohibit private water wells; restrict non-residential development; limit infrastructure capacities; revise land uses priority uses; rezone Highway 1 bypass lands; and, apply the amendments to currently pending applications. Through continued negotiations with CCC staff, these areas of disagreement have been narrowed to issues associated with lot retirement, private wells, restrictions on commercial development and public works projects (growth limits), and the Highway 1 bypass rezoning.

1. Lot Retirement

CCC suggested modifications include a lot retirement policy that requires subdivisions and conditional certificates of compliance within the Midcoast urban area to acquire and preserve a number of vacant developable lots equivalent to the number of new lots created. The County has been concerned about the legality of this requirement, the impact it could have on logical infill development patterns, and the long-term maintenance of retired lots.

In an effort to reach a compromise on this issue, the resubmittal recommended by staff to the Board of Supervisors on November 30, 2010, narrowed the scope of the CCC proposed lot retirement requirement so that it would not apply to conditional certificates of compliance issued for parcels that comply with minimum lot size requirements. It also included a program to work with a third party agency or organization to plan and implement lot retirement in a manner that would maximize public recreation and resource protection opportunities. Notwithstanding these changes, there remained significant outstanding concerns regarding the legal basis for this requirement.

In response to these concerns, the resubmittal currently recommended by staff for approval by the Board of Supervisors eliminates the CCC suggested lot retirement requirement. This requirement was originally included in Policy 2.57.1, which is a new policy written by the CCC, and located in Exhibit G of the recommended resolution. The current resubmittal incorporates all aspects of this CCC suggested policy except for the lot retirement requirement. As revised, Policy 2.57.1 requires that specific categories of new development (i.e., all development other than a single-family dwelling, a second dwelling unit, or a two-family dwelling) address circulation impacts through the development and implementation of a traffic analysis and mitigation plan.

2. Private Wells

CCC suggested modifications include policies that prohibit private wells within the Midcoast urban area until a Groundwater Management Plan is developed and incorporated into the LCP. The County has been and remains concerned about the necessity, duration, and legality of such a prohibition.

The resubmittal presented by staff to the Board of Supervisors on November 30, 2010, included the CCC proposed well prohibition, but delayed its effective date for five years, which is the estimated amount of time required to complete the Groundwater Management Plan. Concerns expressed regarding this approach included the appropriateness of agreeing to such a prohibition prior to completion of the management plan.

The Montara Water and Sanitary District (MWSD) released important new information relevant to this issue a few weeks following the November 30, 2010 hearing. According to MWSD, water savings attributable to conservation efforts and infrastructure improvements has increased available supplies to the point that the long-standing moratorium on new connections is no longer necessary.¹ Should MWSD receive the necessary approvals from the CCC and any other relevant regulatory agency to install new connections, it would resolve the issue of private wells, because current County policy, as reiterated by the resubmittal, is to allow wells within the urban Midcoast only when a public water connection is not available. MWSD has requested that the County support its effort to make new connections available among other ways by not allowing new private wells to be installed.

In light of this new information, the current resubmittal proposed by staff takes a new approach to the issue of private wells, which is, for the most part, specific to the area within MWSD boundaries, since water connections are currently available within the Coastside County Water District's boundaries. This new approach seeks to resolve this issue by promoting public water supplies as the preferred alternative to private wells. As stated by proposed Policy 1.18.1 (located in Exhibit A of the attached resolution), this will be achieved by strictly limiting the number of new wells that can be permitted within MWSD boundaries during the timeframe in which it will be seeking the regulatory approvals necessary to issue new connections.

Specifically, recommended Policy 1.18.1.d limits the number of new well permits that may be issued within the urban portion of MWSD boundaries to five per year, for a three-year period. This responds to MWSD's desire to limit any potential impacts that new private wells may have on public water supplies, and provides adequate time for MWSD to obtain the approvals needed to issue new connections. In the event that MWSD is not successful in obtaining these approvals within three years from the effective date of the amendments, the limit of five wells per year will expire.

Recommended Policy 1.18.1.e further protects groundwater resources and public water supplies by expanding the standards for approval of new wells, including a new requirement to demonstrate compliance with Environmental Health Division requirements at the coastal development permit application stage. These new

¹ Initial estimates by MWSD approximate that adequate capacity exists to serve all 314 residences within the urban area of its boundaries that are currently on wells, as well as 20 new residences per year for a 10-year period.

standards have been developed in coordination with CCC staff and the Environmental Health Division, and will apply to all coastal development permit applications within the Midcoast urban area irrespective of the limitations discussed above.

3. Growth Limits

In the process of working with CCC staff to determine appropriate growth control policies, the County has indicated its willingness to consider significant changes, including a reduction to the maximum amount of residential units allowed within the urban area from the previously proposed 75 units per year to 40 per year. (The current limit is 125 units per year, which can be exceeded if the Board of Supervisors adopts certain findings.) The County has also agreed to consider CCC changes that require improvements to the wastewater collection system, and the development of a comprehensive traffic management plan, before the growth rate of 40 units per year can be changed. These revisions are included in Policy 1.22, which is contained in Exhibit F of the recommended resolution.

Remaining issues of concern include the potential impacts of the CCC suggested growth control policies will have on construction of non-residential land uses, such as stores, offices, manufacturing, and light industrial uses, that serve coastal residents and provide local employment opportunities, and thereby help to address the traffic concerns raised by the CCC. These concerns are specific to the CCC suggested policy that prohibits non-residential and non-Coastal Act priority land uses until levels of service (LOS) on roads and highways exceed LOS D during commuter peak periods and LOS E during peak recreation periods. According to the 2009 Congestion Management Report, the existing LOS on Highways 1 and 92 are currently at LOS D and E during peak commute periods. Thus, the CCC suggested policy would prohibit any development other than the 40 residential units per year and Coastal Act priority land uses until existing traffic levels improve.

The recommended compromise contained in the resubmittal proposed by staff to the Board of Supervisors on November 30, 2010, was to exempt neighborhood serving development located within neighborhood commercial zoning districts from the CCC proposed LOS standard. These small commercial areas are located adjacent to Highway 1 in El Granada, Moss Beach, and Montara, and have limited development potential. In recognition of the role that non-residential development plays in funding and constructing needed infrastructure improvements, a concern was raised at the November 30 hearing that the proposed compromise remains overly restrictive.

The compromise policy discussed above would indeed create a new restriction on job creating and locally serving development in other non-residential districts, particularly within the Waterfront District in Princeton-by-the-Sea. The primary purpose of this district is to provide marine-related uses that support commercial fishing and recreational boating. These types of land uses are prioritized by the Coastal Act, and would therefore be allowed irrespective of traffic levels. The primary impact of this policy would be on other land uses (e.g., commercial, office, and light industrial)

that are not marine-related, but are allowed if the Community Development Director determines that they are compatible with marine-related uses.

The extent of this impact is tempered by the fact that development potential within the Princeton area is already significantly limited by existing land uses, infrastructure capacities, and airport overlay regulations. The County is currently first in the queue to receive State funding for an update of the Half Moon Bay Airport Land Use Plan, including existing Airport Overlay restrictions. In addition, the Planning and Building Department is attempting to identify and secure a source of funding for a Specific Plan or targeted LCP amendment that would complement the Airport Land Use Plan Update, and allow for a comprehensive update to the full range of policies and regulations that apply to the Princeton area. Both of these updates will require Coastal Commission approval, and will therefore undoubtedly involve a close examination of traffic issues and related development standards.

For these reasons, as well as the County's interest in retaining the support of CCC staff, the recommended resubmittal contains the same compromise language presented to the Board on November 30, 2010, exempting neighborhood commercial zoning districts along Highway 1 from this traffic based restriction. This consists of recommended Policy 1.18.1.h, which is located in Exhibit A of the attached resolution.

4. Highway 1 Bypass Rezoning

The final issue of concern raised by the Board of Supervisors at the November 30, 2010 hearing had to do with the California Department of Transportation's opposition to the incorporation of CCC suggested zoning and land use designation changes for the lands that were designated for a Highway 1 bypass before the Devil's Slide tunnel was selected as the preferred alternative. While there appears to be general agreement with policy updates that prioritize open space, resource preservation, and park and recreation uses within the bypass area, some disagreement remains regarding the timing and extent of the changes in zoning and land use designation intended to implement these policies.

As presented to the Board of Supervisors on November 30, it has been County staff's understanding that the California Department of Transportation Right-of-Way Division's objections to the zoning and land use designation changes were superseded by statements made by California Department of Transportation representatives at the December 10, 2009 CCC hearing, which did not include any objections to these changes. As a result, staff recommended that the Board of Supervisors accept the CCC's suggested changes. However, as made clear by the correspondence and testimony of provided at the November 30, 2010 Board of Supervisors meeting, California Department of Transportation staff continues to oppose the rezoning based on concerns that caused some Board members to question whether these changes should be accepted.

The California Department of Transportation's opposition to certain elements of the CCC suggested modifications represents a disagreement between State agencies that the County has limited ability and responsibility to resolve. Nevertheless, County staff has continued its efforts to facilitate additional discussions with and between these agencies in hope that they can reach an agreement that is acceptable to the County. These discussions continue, but a final resolution has not yet been reached as of the writing of this report.

In light of these circumstances, the attached resolution and ordinances include the bypass rezoning and land use designation changes suggested by the CCC simply as a placeholder while these negotiations continue. Staff's recommendation on whether these changes should be included, deleted, or replaced in the final version of the resubmittal will take into account the additional information that is anticipated to be forthcoming from CCC and California Department of Transportation staff, and will be provided in a supplemental memo to be released prior to the April 26, 2011 hearing.

County Counsel has reviewed and approved the Resolution and Ordinances as to form and content.

Resubmittal of the Midcoast Update Local Coastal Program amendments to the CCC for certification contributes to the Shared Vision 2025 of a Livable Community by proposing new development standards that include incentives for affordable housing, promote recreational enhancements, and that regulate growth in a manner that protects natural resources and accounts for infrastructure needs and constraints.

FISCAL IMPACT:

CCC certification of the resubmittal will put in place a policy that calls for the County to develop a comprehensive transportation management plan for the Midcoast urban area (see Policy 2.57.2 in Exhibit G of the attached resolution). The cost of preparing such a plan is not known, and could have an impact on the Planning and Building Department's constrained financial and staffing resources.

ATTACHMENTS:

- A. Recommended Resolution directing staff to submit the proposed LCP policy amendments for CCC review and certification without modification
- B. Recommended Ordinances containing Zoning Regulations revisions that implement the amended LCP policies subject to CCC review and certification without modification

RESOLUTION NO. _____

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

* * * * *

RESOLUTION DIRECTING STAFF TO SUBMIT THE PROPOSED LOCAL COASTAL PROGRAM (LCP) AMENDMENTS FOR COASTAL COMMISSION REVIEW AND CERTIFICATION WITHOUT MODIFICATION

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

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

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

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

WHEREAS, between August 1999 and November 2006, a series of community scoping sessions, workshops, and public hearings were conducted in order to develop the content of the Midcoast LCP Update; and

WHEREAS, on November 14, 2006, the Board of Supervisors adopted Resolution 068386, that directed staff to submit a set of LCP policy and zoning amendments to the California Coastal Commission (CCC) for certification of conformity with the California Coastal Act; and

WHEREAS, on February 27, 2009, the CCC staff released a recommendation that proposed sixty-three modifications to the amendments submitted by the County; and

WHEREAS, in June, July, and December, 2009, the Board of Supervisors held public hearings to consider and respond to the amendments proposed by CCC staff; and

WHEREAS, on December 10, 2009, the CCC denied certification of the LCP amendments submitted by the County, then approved the amendments subject to the County's acceptance of seventy-two suggested modifications; and

WHEREAS, in April and May, 2010, the Board of Supervisors held public hearings to consider the County's options for responding to the CCC's suggested modifications; and

WHEREAS, on May 11, 2010, the Board of Supervisors approved Resolution 070836 that directed staff to develop alternatives to the CCC's suggested modifications

of concern for resubmittal to the CCC, to be considered by the Board of Supervisors at a future public hearing; and

WHEREAS, the San Mateo County Planning and Building Department has prepared an updated version of the Midcoast LCP Update amendments that incorporate the CCC's suggested modifications, with some revisions; and

WHEREAS, opportunity for public participation in the hearing process was provided through: (1) publication of all Board of Supervisors meeting announcement in the San Mateo County Times and Half Moon Bay Review newspapers, and (2) direct mailing of the meeting announcement to interested parties; and

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

1. Amend the San Mateo County LCP Locating and Planning New Development Component Table 1 to include the updated estimate of Midcoast residential buildout and add new Policy 1.18.1, as shown in Exhibit "A" of this Resolution.
2. Amend the San Mateo County LCP Locating and Planning New Development Component to add Map 1.3, Midcoast LCP Update Project Area, as shown in Exhibit "B" of this Resolution.

3. Amend the San Mateo County LCP Public Works Component to revise Tables 2.3 and 2.4 to include the updated estimate of Midcoast sewage generation at buildout and add Section 2.4b, as shown in Exhibit "C" of this Resolution.
4. Amend the San Mateo County LCP Public Works Component to revise Tables 2.9 and 2.10 to include the updated estimate of Midcoast water consumption at buildout, as shown in Exhibit "D" of this Resolution.
5. Amend the San Mateo County LCP Public Works Component to revise Policy 2.8 and Table 2.17 to reserve water supply capacity (a) for residential wells deemed to have failed by the Environmental Health Division, and (b) for affordable housing units not located at the three designated Midcoast sites, as shown in Exhibit "E" of this Resolution.
6. Amend the San Mateo County LCP Locating and Planning New Development Component to revise Policy 1.22 to reduce the annual Midcoast residential growth rate limit from 125 to 40 new units per year, and clarify the application of this limit, as shown in Exhibit "F" of this Resolution.
7. Amend the San Mateo County LCP Public Works Component to add Policies 2.51, 2.57.1, and 2.57.2, to require additional traffic mitigation measures for Midcoast development projects as included in Exhibit "G" of this Resolution.

8. Amend the San Mateo County LCP Public Works Component to revise Policy 2.50 to indicate intended future changes for the Devil's Slide bypass property, as shown in Exhibit "H" of this Resolution.

9. Amend the San Mateo County LCP Recreation and Visitor Serving Facilities Component to revise Policies 11.13 and 11.27 to update the designated trails list, and to support efforts to add the Devil's Slide bypass property to adjoining park units, as shown in Exhibit "I" of this Resolution.

10. Amend the San Mateo County LCP Public Works Component to revise Policies 2.56 and 2.57, and amend the Recreation and Visitor Serving Facilities Component to revise Policy 11.26, to (a) promote coordination with CalTrans in developing a pedestrian/multi-purpose trail parallel to Highway 1, and above or below ground pedestrian crossings at locations along Highway 1, and (b) require that CalTrans' Highway 1 improvement projects be conditioned to require development of such pedestrian improvements, as shown in Exhibit "J" of this Resolution.

11. Amend the San Mateo County LCP Housing Component to revise Policy 3.14 to provide the correct name of the Pillar Ridge Manufactured Home Community, and to add Policy 3.17 to authorize incentives for voluntary development of affordable housing units on Midcoast parcels other than the designated affordable housing sites, including residentially zoned substandard lots that cannot be merged, as shown in Exhibit "K" of this Resolution.

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

13. Amend the San Mateo County LCP Shoreline Access Component to add new Policy 10.37.1 and revise Policies 10.41, 10.44, 10.49 and 10.50, and Recreation and Visitor Serving Facilities Component to add new Policies 11.32 and 11.33 and revise Policies 11.24, 11.25, and 11.28-11.31 to update the role of trail providing agencies and use of Highway 1 bypass lands, as shown in Exhibit "M" of this Resolution.

14. Amend the San Mateo County LCP to resolve identified LCP policy conflicts, address Airport Land Use Committee requirements, update public works phasing and land use priority policies, and clarify ambiguous provisions. These amendments revise the Locating and Planning New Development Component by adding the Half Moon Bay Airport Influence Area Boundary Map as LCP Map 1.5, and modifying Policies 1.5b, 1.7, 1.8b, 1.9a, 1.12b, 1.15, 1.16, 1.20, 1.33, 1.36 and Table 1.3. In addition, the amendments revise the Public Works Component by deleting Policies 2.9, 2.10, 2.11, 2.16, 2.17, 2.19, 2.25 and 2.35, modifying Policies 2.7, 2.8, 2.12, 2.13, 2.18, 2.21, 2.22, 2.23, 2.26, 2.27, 2.29, 2.31, 2.32,

2.36, 2.48, 2.49, 2.52, 2.53, 2.54, and 2.55, replacing Policy 2.28, and adding new Policies 2.15.1 and 2.24.1. These amendments also revise Housing Component Policy 3.14a; Energy Component Policy 4.3a; Agriculture Component Policies 5.2 and 5.4; Aquaculture Component Policy 6.2; Sensitive Habitats Component Policies 7.12, 7.13, 7.34, 7.36-7.40 and 7.47-7.50; and Visual Resources Component Policies 8.5, 8.6 and 8.14, as shown in Exhibit "N" of this Resolution.

15. Amend the San Mateo County LCP Land Use Map to clarify that the existing land use designation for the Burnham strip is "Open Space" with a "Park" overlay as identified by the certified Montara, Moss Beach, El Granada Community Plan, and to change the Residential Land Use designations for the Devil's Slide Martini Creek Bypass Alignment property to General Open Space. The amended Land Use Map, as shown by Exhibit "O", shall be inserted into the certified Land Use Plan as Map 1.4.

AND, BE IT FURTHER RESOLVED, that the provisions of this Resolution do not apply to applications for development that have been deemed complete before the effective date of the amendments; and

AND, BE IT FURTHER RESOLVED, that the San Mateo County Board of Supervisors direct staff to resubmit the updated version of the Local Coastal Program (LCP) amendments as individual amendments to the Coastal Commission for certification of conformity with the California Coastal Act. The LCP amendments submitted to

the Coastal Commission shall include the Land Use Plan changes that are a part of this Resolution, and concurrently approved Zoning/Ordinance Code amendments; and

AND, BE IT FURTHER RESOLVED, that the Local Coastal Program amendments shall not have the force of law until thirty (30) days after the California Coastal Commission has certified them, without modification, as conforming with the California Coastal Act.

* * * * *

EXHIBIT "A"

Insert the following tables and text within Chapter 1 of the LCP Land Use Plan before Table 1.2

| TABLE 1 | | | | | | |
|---|----------------|------------|--------------------|----------------------|--------------------|--------------------|
| <u>Original Buildout Estimate (1980)</u> | | | | | | |
| ESTIMATE OF DWELLING UNITS AND POPULATION PERMITTED BY THE LAND USE PLAN | | | | | | |
| | EXISTING | | PHASE I | | BUILDOUT | |
| | Dwelling Units | Population | Dwelling Units | Population | Dwelling Units | Population |
| MID-COAST | 2,775 | 7,675 | 4,100 – 4,700 | 11,500 – 12,700 | 6,728 | 16,485 |
| Urban | (2,550) | (7,000) | (4,100 – 4,700) | (11,500 – 12,700) | (6,200) | (14,900) |
| Rural | (225) | (675) | ---- | ---- | (528) | (1,585) |
| HALF MOON BAY | 2,240 | 6,900 | 5,000 | 12,000 – 13,000 | 5,500 – 6,500 | 13,500 – 15,000 |
| SOUTH COAST | 620 | 2,000 | ---- | ---- | 1,424 | 5,000 |
| Pescadero | (143) | ---- | ---- | ---- | (200) | ---- |
| San Gregorio | ---- | ---- | ---- | ---- | (40) | ---- |
| Rural | (447) | ---- | ---- | ---- | (1,184) | ---- |
| TOTAL | 5,635 | 16,575 | ---- | ---- | 13,650 – 14,650 | 35,000 – 36,500 |

Updated Buildout Estimate (2006)

| | |
|--|-------------------|
| R-1 Zoning District | 4,804 units |
| R-3 Zoning District | 443 units |
| R-3-A Zoning District | 513 units |
| RM-CZ and PAD Zoning Districts | 160 units |
| C-1 and CCR Zoning Districts | 99-495 units |
| Second Units | 466 units |
| Caretaker's Quarters | 45 units |
| Pillar Ridge Manufactured Home Community | 227 units |
| TOTAL | 6,757-7,153 units |

The above table represents an updated estimate of residential buildout for the Midcoast LCP Update Project Area, as shown on Map 1.3. Buildout is the planned endpoint in a community's growth that would occur if all land that has been designated for development has been developed to its maximum density, i.e., the sum of all units potentially allowed under existing certified LCP density limitations. The buildout estimate assumes that public service constraints can be resolved, and that there are no resource constraints or other LCP requirements that would limit buildout density on individual sites. The buildout estimate and the LCP policies on which it is based are not entitlements and do not guarantee that any proposed development will be approved.

Insert new Policy 1.18.1 between existing Policies 1.18 and 1.19

1.18.1 Ensure Adequate Public Services and Infrastructure for New Development in Urban Areas

No permit for development in the urban area shall be approved unless it can be demonstrated that it will be served with adequate water supplies, wastewater treatment facilities, and roadway capacity, consistent with the subsections below:

- a. Development that relies upon municipal water and wastewater treatment systems shall not be approved, except as provided in the subsections below, if there is: (a) insufficient water and wastewater public works capacity within the system to serve the development given the already outstanding commitments by the service provider or (b) evidence that the entity providing the service cannot provide such service for the development.
- b. Development that relies upon municipal water and is located within the Coastside County Water District service area shall not be approved unless the allocation of CCWD water to the projects is consistent with the Coastal Development Permit for the El Granada Pipeline Project (Coastal Commission CDP A-2-SMC-99-063; A-1-HMB-99-020) as amended.
- c. New public water connections in the Montara Water and Sanitary District water service area will be allowed only if consistent with the MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006), Chapter 2 of the LCP, and all other applicable policies of the LCP as amended.
- d. Approval of new private wells within the urban/rural boundary and the Montara Water and Sanitary District water service area shall be limited to five per year for three years of the effective date of this policy (i.e., on [insert date]).

- e. Approval of any development that relies on a new private well may only be considered if a connection to the public water supply is not available. In such instances, the applicant for the development must obtain a coastal development permit (CDP) for a test well, and document compliance with all Environmental Health standards and requirements for the proposed use of the well, prior to submitting a CDP application for the development. The CDP application for the development shall include a report prepared by a California Registered Geologist or Registered Civil Engineer which demonstrates, to the satisfaction of the Environmental Health Director and the Community Development Director, that:
- i. The yield of the well meets the Standards for Adequate Water as described in the County Well Ordinance and will be adequate to meet the needs of the development for the design life of the development;
 - ii. The water quality meets safe drinking water standards, or will meet such standards with treatment;
 - iii. The well will be sited, designed, and operated in a manner that avoids contamination from any potential pollutant sources; and
 - iv. Operation of the well will at the level contemplated for the development avoids individual or cumulative adverse impacts to other wells, or to biological resources including streams, riparian habitats, and wetlands.

The approval of any development that relies on a private well shall be conditioned to require recordation of a Deed Restriction, to the satisfaction of County Counsel and the Planning and Building Department, prior to the issuance of building permits, that requires the applicant and any successor in interest to abandon the well consistent with Environmental Health requirements and connect to the public water system within 90 days of date on which a connection becomes available, availability being determined in the reasonable judgment of the Community Development Director.

- f. Major remodels or expansions of existing development served by private wells constructed after September 12, 1989 are not permitted unless the project will connect to the public water system and abandon the well. For purposes of this policy, major remodels or expansions include all projects where new construction has a value equal or greater to 50% of the value of the existing structure.

- g. New private septic systems shall be prohibited within the urban/rural boundary of the Midcoast unless: (1) there is no public sewer hookup available; and (2) system complies with all the requirements for individual septic disposal systems; and (3) the system is approved by San Mateo County Environmental Health and other applicable authorities.
- h. Development shall not be approved if the levels of service (LOS) on roads and highways exceed LOS D during commuter peak periods and LOS E during peak recreation periods, except for: (1) the residential development permitted consistent with Policy 1.22; (2) Coastal Act priority uses including those shown on Table 2.17; (3) neighborhood serving commercial development within the areas designated Neighborhood Commercial by the LCP's Land Use Maps; and (4) public works projects.
- i. Lack of adequate water supplies, wastewater treatment facilities, and roadway capacity, as defined above, shall be grounds for denial of the development applications.

EXHIBIT "B"

MAP 1.3

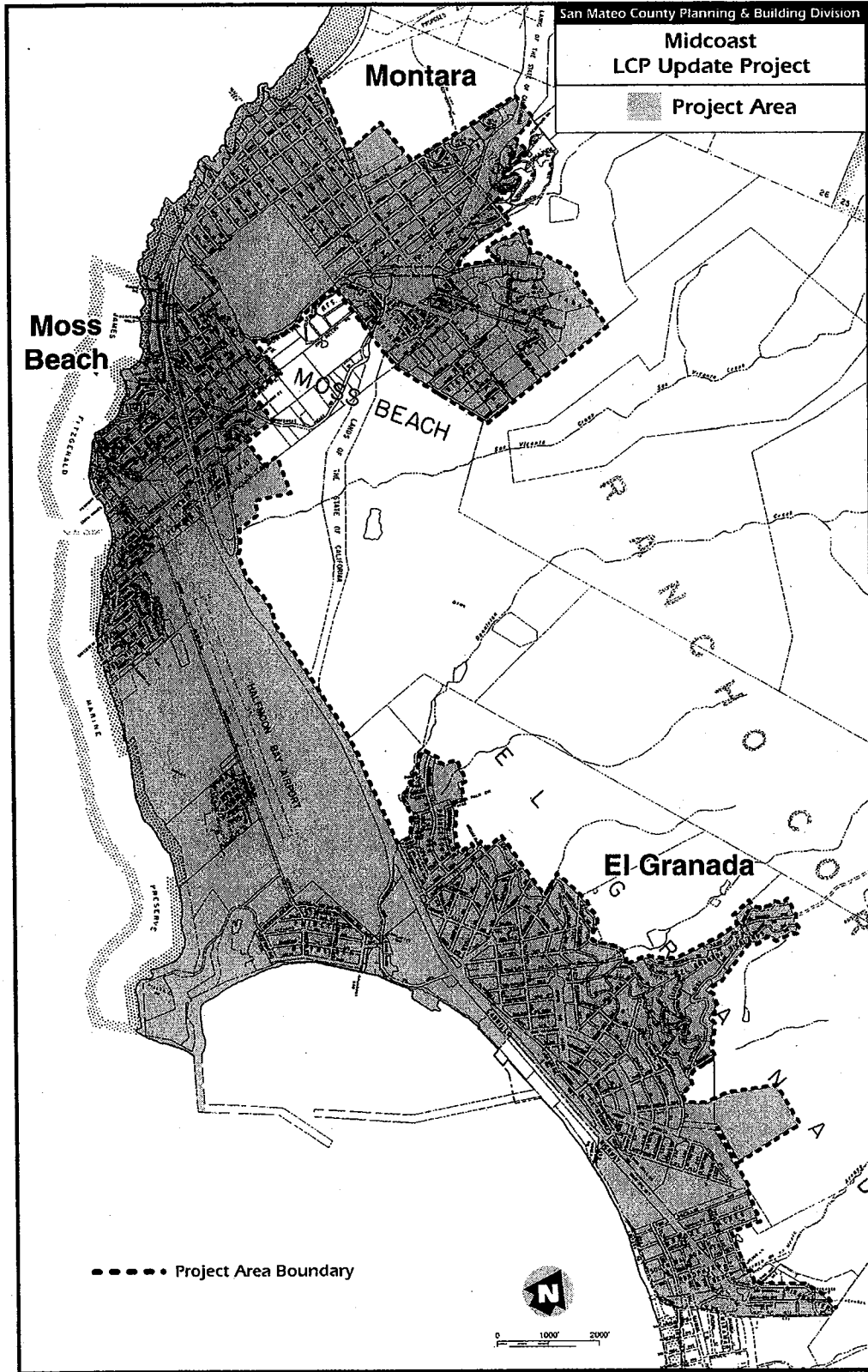


EXHIBIT "C"

TABLE 2.3

Delete existing Table 2.3 and replace it with the following new Table 2.3 and associated discussion.

Updated Sewage Generation Estimate (2006)

The following is an estimate of Midcoast sewage generation at buildout, which includes the Montara Water and Sanitary District component. The wastewater treatment provider for the unincorporated Midcoast is Sewer Authority Mid-Coastside (SAM), serving the Montara Water and Sanitary District and Granada Sanitary District. Residential sewage treatment demand in the Sewer Authority Mid-Coastside service area is approximately 85 gallons per day (gpd) per person. The sewage treatment demand for Midcoast non-residential uses is estimated as follows:

Non-Residential Use

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

Residential Use

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

| | |
|--|---------------------------|
| R-1 zoned areas | 4,804 units |
| R-3 zoned areas | 443 units |
| R-3-A zoned areas | 513 units |
| C-1 and CCR Zoning Districts | 99-495 units |
| Second Units | 466 units |
| Caretaker's Quarters | 45 units |
| Pillar Ridge Manufactured Home Community | 227 units |
| TOTAL | 6,597-6,993 units* |

*Excludes 160 units on RM-CZ and PAD zoned Midcoast parcels; most of which are assumed will not connect to a sewage treatment facility.

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

Census 2000 showed average Midcoast household size as 2.78 persons per household. Based on the residential sewage treatment demand figure above (85 gpd), the estimated sewer treatment capacity needed to serve Midcoast residential buildout is 1.65 million gallons per day.

Non-Residential Uses

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

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

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

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

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

Combined Residential and Non-Residential Uses at Buildout

The total sewage treatment capacity needed to serve combined residential and non-residential Midcoast buildout is 1.96 million gallons per day.

TABLE 2.4

Revise the notes to existing Table 2.4 and add Section 2.4b.

a. Original Sewage Generation Estimate (1980)

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

| | | | | |
|---|------|------------------|--------------------------------|-------------------------------|
| <u>ESSENTIAL PUBLIC SERVICES</u> ¹⁰ | | | | |
| Essential Public Services | -- | -- | | 5,125 |
| <u>PUBLIC RECREATION</u> | | | | |
| Parks and Beaches | -- | 318 ⁶ | 10 gal/day/capita ⁷ | 3,180 |
| SUBTOTAL | -- | -- | | 786,975- 1,044,765 |
| <u>INCORPORATED SECTION OF HALF MOON BAY</u> ⁸ | | | | |
| <u>RESIDENTIAL</u> ² | | | | |
| Developed Single-Family | -- | 660 | 70-100 g/d/c | 46,200-66,000 |
| Undeveloped Single-Family | -- | 798 | 70-100 g/d/c | 55,860-79,800 |
| <u>COMMERCIAL</u> | | | | |
| Developed Retail | 1.00 | -- | 2,000 gal/acre | 2,000 |
| Undeveloped Retail | 5.00 | -- | 2,000 gal/acre | 10,000 |
| SUBTOTAL | -- | -- | | 114,060- 157,800 |
| TOTAL | | | | 901,035- 1,202,565 |

NOTES:

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

6. Based on the number of projected annual visitors to the Fitzgerald Marine Reserve divided by 365 to estimate an average day.
7. Based on the estimates of sewage generation for beach and tourist restrooms developed by Williams, Kuebelbeck and Associates, Inc., for the Environmental Impact Statement on the Pillar Point Project.
8. Based on estimates of buildout for the part of Half Moon Bay included in the Granada Sanitary District which were contained in Resources Engineering and Management's Draft Phase I Report - Granada Sanitary District Master Plan Study.
9. This table reflects the second units that are permitted in R-1 Coastal Zoning Districts. It is estimated that 350 persons would be housed in second units located in this area based on a household size estimate of 1.410 persons per second unit as derived using standards for a one-bedroom duplex from the U.S. Department of Commerce and Housing and Urban Development, Annual Housing Survey, 1977.
10. Essential public services include the following uses: Emergency Facilities, Correctional Facilities, Transportation Facilities (public), Utility Facilities, Hospitals, Skilled Nursing Facilities, Intermediate Care Facilities, Libraries, Community Centers, Elementary and Secondary Schools, Institutional Day Care Facilities for Children (Day Care Centers as defined by State law), Adults and the Elderly, Institutional Full-Time Care Facilities for Children and Adults, and Institutional Shared Housing Facilities for the Elderly. These services must be provided by a public agency or private non-profit or government-funded (partially or fully) purveyor to be considered an essential public service. The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued.

b. Updated Sewage Generation Estimate (2006)

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

EXHIBIT "D"

TABLE 2.9

Delete existing Table 2.9 and replace it with the following new Table 2.9 and associated discussion.

Updated Water Consumption Estimate (2006)

Montara Water and Sanitary District

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

Non-residential water consumption is estimated as follows:

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

Residential Use

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

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

Non-Residential Uses

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

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

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

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

Combined Residential and Non-Residential Demand at Buildout

Taking into account 14% of system losses, the total annual average water supply capacity needed for the Montara Water and Sanitary District to serve combined residential and non-residential buildout is at least 1.08 million gallons per day.

The total peak day water supply capacity needed for the Montara Water and Sanitary District to serve combined residential and non-residential buildout is 1.96 million gallons per day.

TABLE 2.10

Delete existing Table 2.10 and replace it with the following new Table 2.10 and associated discussion.

Updated Water Consumption Estimate (2006)

Coastside County Water District

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

Non-residential water consumption is estimated as follows:

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

Residential Use

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

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

Non-Residential Uses

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

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

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

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

Combined Residential and Non-Residential Demand at Buildout

Taking into account 9.5% of system losses, the total annual average water supply capacity needed for the Coastside County Water District to serve combined residential and non-residential buildout is at least 1.36 million gallons per day.

The total peak day water supply capacity needed for the Coastside County Water District to serve combined residential and non-residential buildout is 2.44 million gallons per day.

EXHIBIT "E"

2.8 Reservation of Capacity for Priority Land Uses

- a. Reserve public works capacity for land uses given priority by the Local Coastal Program as shown on Table 2.7 and Table 2.17. All priority land uses shall exclusively rely on public sewer and water services.
- b. For each public works development, reserve capacity adequate to allow priority land uses to develop to the buildout allowed by the LCP.
- c. Allow public agencies and utilities to reallocate capacity to non-priority land uses only through an LCP amendment. Applications for an LCP amendment to reallocate priority capacity must be accompanied by substantial evidence and studies documenting excess capacity. Before approving the reallocation and before submitting the reallocation to the Coastal Commission for an LCP amendment, the Planning Commission shall substantiate, in writing, that the remaining reserved capacity will be adequate to serve the remaining priority land uses.
- d. Allow Coastside County Water District and Montara Water and Sanitary District to allocate priority capacity in accordance with Table 2.17 to provide municipal water service to residential dwellings which are connected to the public sanitary sewer system, when such a connection is necessary to avert a substantial hardship caused by the failure of a private well serving the dwelling in production quantity or quality as certified by the Director of the Environmental Health Division. For purposes of this policy, "substantial hardship" shall not include any failure which can be remedied by repair or replacement of well equipment or facilities, or relocation of a well on a parcel. Whether substantial hardship exists shall be determined by the Community Development Director, following consultation with the Director of Environmental Health and the General Manager of the serving water district.

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

- (1) A list of all existing fixtures to be retrofitted and their present associated water flow (e.g., gallons/second);
- (2) A list of all proposed fixtures to be installed and their associated water flow;

- (3) The estimated annual water savings resulting from the proposed retrofit, showing all calculations and assumptions; and
- (4) A leak detection test; all leaks shall be repaired, but such repairs shall not be calculated in the estimates of savings.

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

The serving water district shall provide notices to the County Planning Department and the Coastal Commission of all failed well applications.

TABLE 2.17

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

| ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES | PHASE I | | BUILDOUT | |
|--|-------------|-------------|-------------|----------------------|
| | Units | Gallons/Day | Units | Gallons/Day |
| | | | | |
| <u>Coastal Act Priorities</u> | | | | |
| Marine Related Industrial | -- | -- | -- | -- |
| Commercial Recreation | .57 acres | 1,100 | .82 acres | 1,230 |
| Public Recreation | 282 persons | 3,200 | 408 persons | 4,080 |
| Floriculture | | 13,800 | | 10,000 |
| Essential Public Services ² | | | | 5,000 |
| <u>Local Coastal Program Priorities</u> | | | | |
| Specific Developments on Designated Sites Containing Affordable Housing (1) North Moss Beach Site (11 acres) | 148 | 64,380 | 148 | 35,816 to 51,504 |
| Other Affordable Housing | | | 20 | 5,000 |
| Total Water Capacity for Priority Land Uses | | 82,480 | | 61,126 to 76,814 |
| Percent of Total Water Capacity for Priority Land Uses | | 10.6% | | 5.4 to 9.2% |
| Percent of Buildout Allowed by Phase | | 50 to 69% | | 100% |
| Total Water Capacity | | 778,800 | | 836,300 to 1,128,700 |

TABLE 2.17 (continued)

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

| ALLOCATION OF RESERVED CAPACITY TO PRIORITY LAND USES | PHASE I | | BUILDOUT | |
|--|-------------------------------|-------------|-------------|-------------------|
| | Units | Gallons/Day | Units | Gallons/Day |
| | <u>Coastal Act Priorities</u> | | | |
| Marine Related Industrial | 22.85 acres | 55,770 | 29.29 acres | 71,870 |
| Commercial Recreation | 33.15 acres | 61,630 | 42.50 acres | 79,395 |
| Public Recreation | 248 persons | 2,900 | 318 persons | 3,700 |
| Floriculture | | 179,400 | | 220,000 |
| Essential Public Services ² | | 7,700 | | 14,135 |
| <u>Local Coastal Program Priorities⁴</u> | | | | |
| Specific Developments on Designated Sites Containing Affordable Housing | 104 | 39,936 | 322 | 77,924 to 112,056 |
| (1) North El Granada Site (6 acres) | | | | |
| (2) South Moss Beach Site (12.5 acres) | | | | |
| Other Affordable Housing ⁵ | | | 20 | 5,000 |
| Consolidated Lots in Miramar | 55 | 20,900 | 70 | 16,900 to 24,400 |
| Historic Structures ³ | 1 | 1,480 | 1 | 1,480 |
| (1) Johnston House | | | | |

TABLE 2.17 (continued)

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

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

NOTES:

- Capacity shall be reserved for additional priority land use development when service provider develops new supplies to serve new connections on vacant lands. Does not include existing, developed priority land uses at time of LCP adoption.
- Essential public services include the following uses: Emergency Facilities, Correctional Facilities, Transportation Facilities (public), Utility Facilities, Hospitals, Skilled Nursing Facilities, Intermediate Care Facilities, Libraries, Community Centers, Elementary and Secondary Schools, Institutional Day Care Facilities for Children (Day Care Centers as defined by State law), Adults and the Elderly, Institutional Full-Time Care Facilities for Children and Adults, Institutional Shared Housing Facilities for the Elderly and One-Family Dwellings with Failed Domestic Wells. These services must be provided by a public agency or private non-profit or government-funded (partially or fully) purveyor to be considered an essential public service. The reserve capacity allocated to these priority uses may not be shared by any associated, non-priority use and must be forfeited when the priority use is discontinued.
 - 12,710 gallons/day are reserved for One-Family Dwellings with Failed Domestic Wells. This reservation is allocated as follows:
 - Coastside County Water District – 7,710 gallons/day (30 units)
 - Montara Water and Sanitary District – 5,000 gallons/day (20 units)
- In order to qualify for priority, historic structures must meet the criteria contained under LCP Policy 2.37c(b).
- Where development of new public water facilities can accommodate only a limited amount of new connections on vacant land, adequate capacity for Coastal Act priority uses shall be reserved before reserving capacity for Local Coastal Program priority uses.
- Affordable means as defined by Section 6102.48.6 of the certified zoning regulations, and subject to income and cost/rent restrictions for the life of the development.

EXHIBIT "F"

1.22 Timing of New Housing Development in the Midcoast

- a. In order to ensure that roads, utilities, schools and other public works facilities and community infrastructure are not overburdened by rapid residential growth, limit the maximum number of new dwelling units built in the urban Midcoast to 40 units each calendar year until:
 - i. A comprehensive transportation management plan, as described in Policy 2.57.2, is incorporated into the LCP;
 - ii. Facilities to adequately contain stormwater infiltration and inflow that exceed the existing Intertie Pipeline System (IPS) system capacity during storm events and peak flows have been constructed and sufficient evidence has been presented that IPS capacity is adequate to avoid sewage overflows and water quality violations; and
 - iii. The growth rate is changed by an LCP amendment.
- b. New dwelling units include each new single-family residential unit, each new unit in a two-family dwelling, each new unit in a multiple-family residential development, each new unit in mixed-use development, each new caretaker quarter, each new affordable housing unit, and each new second dwelling unit as further defined in 'd'.
- c. The number of each dwelling units built each year means that the number of units for which building permits have been issued authorizing construction to commence. The date of building permit issuance does not relate to the date of building permit application.
- d. If the number of issued building permits for any given year has reached the 40-unit maximum, building permits for affordable housing, including second dwelling units, may still be issued under the following circumstances: (1) the units are "affordable" as defined by Section 6102.48.6 of the certified zoning regulations and subject to income and cost/rent restrictions for the life of the development; and (2) the growth rate average over the three-year period, that includes the year of building permit issuance and the following two years, does not exceed 40 units/year.
- e. This annual limit on residential units is not an entitlement, i.e., it does not guarantee that any proposed development will be approved. A coastal development permit for residential units may only be approved if the proposed development can be found consistent with all applicable policies of the certified LCP.

EXHIBIT "G"

2.51 Traffic Mitigation

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

2.57.1 Traffic Mitigation for all Development in the Urban Midcoast

In the urban Midcoast, require applicants for new development, as defined in Section 30106 of the Coastal Act, that generates any net increase in vehicle trips on Highways 1 and/or 92, except for a single-family dwelling, a second dwelling unit, or a two-family dwelling, to develop and implement a traffic impact analysis and mitigation plan (TIMP). Prior to the approval of any coastal development permit (CDP) application involving the above, information necessary for the analysis and implementation of all components of the TIMP shall be submitted in support of any CDP application. Calculation of new vehicle trips generated shall assume maximum occupancy/use of any approved development. The TIMP shall include:

- a. Traffic mitigation measures, including but not limited to transportation demand management (TDM) measures set forth by the City/County Association of Governments (CCAG), establishing a shuttle service for employees of the subject development, subsidizing transit for employees of the specific development, charging for non-public access parking, establishing a carpool or vanpooling program for employees of the subject development, having a compressed work week for employees of the subject development, providing bicycle storage facilities and showers for employees of the subject development, and establishing a day care program for employees of the subject development. Prior to approval of the coastal development permit, the County must be able to make the finding that the proposed mitigation measures are adequate to offset new vehicle trips generated by the project to the extent feasible.
- b. Specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This shall include an assessment of project impacts combined with other projects

causing related impacts, including all reasonably foreseeable future projects as defined in 14 CCR § 15130(b). Public access and recreation mitigation measures to consider include: providing public access parking that is not time restricted, public access signage indicating that public access parking is available, providing a public recreation shuttle bus to all the beaches during key recreational use times that commences at the junction of Highways 92 and 280, dedication of construction of various public access improvements such as bikeways, and vertical and lateral public paths to and along the beaches and/or bluffs.

2.57.2 Transportation Management Plan

Develop a comprehensive transportation management plan to address the cumulative traffic impacts of residential development, including single-family, two-family, multi-family, and second dwelling units, on roads and highways in the entire Midcoast, including the City of Half Moon Bay. The plan shall be based on the results of an analysis that identifies the total cumulative traffic impact of projected new development at LCP buildout and shall propose specific LCP policies designed to offset the demand for all new vehicle trips generated by new residential development on Highway 1, Highway 92, and relevant local streets, during commuter peak periods and peak recreation periods; and policies for new residential development to mitigate for residential development's significant adverse cumulative impacts on public access to the beaches of the Midcoast region of San Mateo County.

EXHIBIT "H"

2.50 Route 1 and Route 92 Phase I Capacity Limits

- a. On Route 92, limit Phase I improvements to: (1) slow vehicle lanes on uphill grades, and (2) the following operational and safety improvements within the existing alignment or lands immediately adjacent: elimination of sharp curves, lane widening, wider shoulders to allow passage for emergency vehicles and signals at major intersections.
- b. On Route 1, limit improvements to: (1) slow vehicle lanes on uphill grades and the following operational and safety improvements within the existing alignment or lands immediately adjacent: elimination of sharp curves, lane widening, lane reconfiguration, acceleration/deceleration lanes, wider shoulders to allow passage for bicycles, emergency vehicles and signals at major intersections; (2) additional traffic lanes in the Midcoast project area as depicted on Map 1.3, provided the additional lanes are found to be in compliance with all other applicable policies of the LCP, including, but not limited to, sensitive habitat and wetland protection policies; and (3) construction of a tunnel for motorized vehicles only behind Devil's Slide through San Pedro Mountain.

The tunnel design shall be consistent with (a) Coastal Act limits restricting Route 1 to a two-lane scenic highway, and (b) minimum State and federal tunnel standards. A separate trail for pedestrians and bicycles shall be provided outside the tunnel as specified in Policy 2.56a and 2.56b.

EXHIBIT "I"

11.13 Trails

a. The 2001 County Trails Plan establishes a trails program for the Coastal Zone with the objective of: (1) connecting major shoreline areas and trails to inland park and recreation facilities and trails, and (2) linking existing and proposed recreation facilities along the coast. Policies 3.0 -3.2 (County Trail Policies) and Policies 4.0 – 4.3 (County Trails Design and Management Guidelines) of the 2001 County Trails Plan are hereby incorporated into the LCP.

b. Designate the following as Local Coastal Program (LCP) trails:

(1) Countywide

Coastal Trail as delineated by the State Coastal Conservancy.

(2) Regional trails (portions located within the Coastal Zone):

(a) Montara Mountain Trail connecting Montara State Beach and San Pedro Park near the McNee Ranch, with connections to Gray Whale Cove State Beach.

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

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

(c) Half Moon Bay to Huddart Park Trail connecting Half Moon Bay State Beach near Higgins Road to Huddart County Park.

(d) Purisima Creek to Huddart County Park Trail connecting from Route 1 near Purisima Creek to Huddart County Park.

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

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

- (g) Gazos Creek Coastal Access to Butano State Park Trail connecting Gazos Creek Coastal Access to Butano State Park via Gazos Creek Access Road.
 - (h) Midcoast Foothills Trail connecting the south boundary of McNee Ranch State Park with Highway 92 in Half Moon Bay.
- (3) Trails, located within the coastal zone, offered by property owners for public use.
 - (4) All future trails located in the coastal zone shall be considered a Local Coastal Program trail.

11.27 Improvement, Expansion and Maintenance of Public Recreation

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

EXHIBIT "J"

2.56 Improvements for Bicycle and Pedestrian Trails

- a. Require, if funds are available, that CalTrans provide adjacent or separate facilities for bicycle and pedestrian trails in accordance with the policies of the Recreation and Visitor-Serving Facilities and Shoreline Access Components and the San Mateo County Bikeways Plan (CCAG). When the tunnel is completed behind Devil's Slide, assure that CalTrans provides for a multi-use bicycle and pedestrian trail and connections consistent with Policy 10.37.1 and in accordance with the coastal development permit for the tunnel project.
- b. Consistent with San Mateo County Coastal Development Permit No. PLN 2003-00428, upon the completion of all access improvements associated with the tunnel behind Devil's Slide, if there is no plan for an alternative transition of responsibility for managing the relinquished portion of Highway 1 that is slated to become part of the California Coastal Trail (CCT), the County will accept CalTrans' relinquishment of the abandoned portion as a non-motorized trail and shall open and operate the trail and facilities 365 days a year and in accordance with the operations plan developed by the County and CalTrans in consultation with the Devil's Slide Access Task Force. This CCT facility shall be incorporated into the San Mateo County Parks System and remain within that system until such time as responsibility for operation and maintenance of the access is transferred to an alternative permanent custodian. In the event of a catastrophic failure of this public trail which renders all or part of it, in the judgment of the agency or organization which then has operational responsibility for it, unusable, un-repairable or un-maintainable, and such agency or organization further determines that repairs to restore the access to the pre-failure condition would not be feasible, that agency or organization shall not be required to return the access to its pre-failure condition. The agencies or organizations that own the land and has operational responsibility for the trail shall immediately apply for a separate coastal development permit to modify the nature, extent, and operational parameters of the coastal access in a manner consistent with the requirements of the Coastal Act, and the San Mateo County Local Coastal Program.
- c. The County will work with CalTrans, the State Coastal Conservancy, the Coastal Commission, State Parks, Golden Gate National Recreation Area, and other public agencies to ensure that a CCT trail alignment is developed and will continue from the southern terminus of the Devil's Slide Highway 1 relinquishment and link to other trail systems.

- d. Require, at a minimum, and consistent with AB 1396, that CalTrans protect and make available adequate right-of-way to allow the future development of bicycle and pedestrian trails in accordance with the policies of the Recreation and Visitor-Servicing Facilities and Shoreline Access Components and the San Mateo County Comprehensive Bike Route Plan (CCAG) and the California Coastal Trail (CCT) Plan.
- e. Through coordination with CalTrans, promote the development of a continuous Midcoast pedestrian/bicycle/multi-purpose path (or a system of single mode paths) parallel to Highway 1 as part of the overall CCT system, consistent with Policy 10.37.1.
- f. Through coordination with CalTrans, promote the most appropriate, safe, feasible crossings, either at-grade, above- or below-ground pedestrian crossings at Midcoast locations along Highway 1, including those shown as "Proposed Safe Crossing" in the Midcoast Recreational Needs Assessment – Map 3.
- g. Unless a suitable off-highway alternative already exists or is being provided, as part of any new or improved roadway project other than repair and maintenance of existing facilities and consistent with AB 1396, require that CalTrans incorporate the following provisions (the size and scope of which will be commensurate with the size and scope of the proposed roadway project):
 - (1) A link within the vicinity of the project area necessary to facilitate a continuous Midcoast pedestrian/bicycle/multi-purpose path (or a system of single mode paths) parallel to Highway 1 consistent with the California Coastal Trail (CCT) Plan and within the right-of-way; or
 - (2) The most appropriate, safe, feasible crossings, either at-grade, above- or below-ground pedestrian crossings at Midcoast locations along Highway 1, including those shown as "Proposed Safe Crossing" in the Midcoast Recreational Needs Assessment – Map 3; or
 - (3) Completion of any CCT segment gap that is in the vicinity of the new or improved roadway project; or
 - (4) Provide funding necessary to complete any of the above actions; or
 - (5) Any combination of the above.

- h. Ensure that no roadway repair or maintenance project blocks or damages any existing or formally planned public trail segment or, if such an impact is not avoidable, that an equal or better trail connection is provided in conjunction with that repair and maintenance project either directly by CalTrans or through CalTrans' funding to a third party.

2.57 Protecting Road Capacity for Visitors through Transportation System Management Techniques

- a. Use the following transportation system management techniques to maximize the efficiency and effectiveness of existing roadways during recreation peak periods and protect road capacity for visitors: (1) recommend that the State Highway Patrol enforce illegal parking regulations along Route 1 and in emergency pullouts on peak weekends and holidays; (2) recommend that CalTrans install left turn storage lanes at all parking lots (25 spaces or greater) along the shoreline; (3) prohibit new road or driveway connections to Routes 1 and 92 in the Midcoast area as shown on Map 1.3 which do not serve recreation facilities unless there is no feasible alternative; (4) minimize the number of new road or driveway connections to Routes 1, 92, and 84 in rural areas which do not serve recreation facilities; and (5) orient local commercial and community facilities away from Highways 1 and 92.
- b. Recommend to the City of Half Moon Bay that it prohibit the location of local commercial or community facilities on Route 92 and on Route 1, within a half-mile of Route 92.
- c. Monitor the peak recreation period traffic to determine whether the above techniques are successful and whether new residential development is consuming road capacity needed for visitors.

11.26 Requirements for Trails and Recreational Development

- a. Require the dedication by public agencies of trail easements along the routes of the Gregorio/Murphy and LCP Trails Program, including the Pacific Ocean Corridor Trail after submission by the State Department of Parks and Recreation of an acceptable alignment.
- b. Require some provision for public recreation for each development permit for a land division within the Coastal Zone. Require either: (1) the dedication of trail easements when the division affects land along the routes of Gregorio/Murphy and LCP Trails Program trails, including the Pacific Ocean Corridor Trail, after submission by the State Department of Parks and Recreation of an acceptable alignment, or (2) the payment of in-lieu fees in areas outside a trail corridor. Base the amount of the land to be dedicated or the fees to be paid on a graduated scale related to the size,

type, and adverse impact on the development of open space recreational opportunities or coastal access.

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

EXHIBIT "K"

3.11 Protection of the Pillar Ridge Manufactured Home Community

Designate the existing Pillar Ridge Manufactured Home Community as an affordable housing site. Prohibit the demolition or displacement of this manufactured home community.

3.17 Incentives for Midcoast Affordable Housing

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

- a. Any property that is (1) developed with an affordable (very low, low or moderate income) housing unit, as defined by Section 6102.48.5 of the Zoning Regulations and subject to income and cost/rent restriction contracts with San Mateo County; and (2) located in an urban Midcoast zoning district where residential units are permitted, may receive reserved water supply capacity to the extent authorized by LCP Tables 2.17, and to the extent the water service provider has reserved the water supply capacity pursuant to an approved coastal development permit or a public works plan.
- b. Any substandard lot smaller than 4,500 sq. ft. in area and not in common ownership with contiguous lots that is (1) developed with an affordable (very low, low or moderate income) housing unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County; and (2) located in a Midcoast residential zoning district, shall be entitled to:
 - (1) Up to 200 sq. ft. of covered parking floor area that is not counted toward the applicable building floor area limit; and
 - (2) One required parking space may be provided uncovered.

EXHIBIT "L"

1.35 All new land use development and activities shall protect coastal water quality among other ways by:

- a. Implementing appropriate site design and source control best management practices (BMPs). Site design BMPs are land use or site planning practices that aim to prevent runoff pollution by reducing the potential soil erosion or contact of runoff with pollutants. Source control BMPs are structural or non-structural practices that minimize the contact between pollutants and runoff.
- b. Implementing treatment BMPs along with site design and source control BMPs when the combination of site design and source control BMPs is not sufficient to protect water quality as required by the LCP, or when required by the Regional Board per municipal permit provisions. Treatment BMPs are practices designed to remove pollutants and/or solids from polluted stormwater runoff. Projects that drain directly to a sensitive habitat shall implement post construction structural treatment BMPs.
- c. Where treatment BMPs are required, the BMPs (or suites of BMPs) shall be designed and implemented to remove pollutants from the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor, i.e., 2 or greater) for flow-based BMPs or the flow of runoff from a rain event equal to at least 0.2 inches per hour intensity to the maximum extent feasible.
- d. Using multi-benefit, natural feature, stormwater treatment systems, such as landscape-based bioretention systems, bioswales and green roofs, where feasible, in place of single purpose treatment BMPs.
- e. Minimizing the introduction of pollutants into coastal waters (including the ocean, estuaries, wetlands, rivers, streams, and lakes).
- f. Minimizing the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and where feasible maximizing on-site infiltration of runoff.
- g. Preserving, and where possible, creating or restoring areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.
- h. Limiting disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.

- i. Avoiding development of areas that are particularly susceptible to erosion and sediment loss, where feasible and where not feasible incorporate appropriate BMPs to minimize erosion and sediment loss.
- j. In projects where the combined amounts of impervious surface created and replaced total one acre or more (or smaller areas where required by Regional Board), implementing hydromodification requirements as further detailed in Appendix A. Developments that are exempt from this requirement are stipulated in NPDES Permit No. CAS612008, Order No. R2-2009-0074, issued October 14, 2009, except for single-family residences that drain directly to sensitive habitats.
- k. Implementing the minimum stormwater pollution prevention requirements contained in Appendix A.

APPENDIX A

MINIMUM STORMWATER POLLUTION PREVENTION REQUIREMENTS

1. All New Development

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

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

2. New Development that Alters the Land

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

- a. Where the potential for significant erosion from construction activities exists, prepare and implement an erosion and sediment control plan that includes effective erosion and sediment control measures.

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

- m. Require post-development peak flow (runoff) and velocity to be less than or equal to pre-development peak flow and velocity. No additional runoff, caused by development, shall cross property lines. If the development will connect to an existing storm drain system, then the development shall make improvements to the existing system as required to accept the increased runoff, or mitigation procedures shall be taken. Mitigation procedures may include on-site storm drain detention or off-site storm drain detention.

3. Developments of Special Concern

In addition to the requirements listed in 1. and 2. above, developments with land use activities that have a high potential for generating pollutants shall incorporate BMPs to address the particular pollutants of concern, including but not limited to the following requirements:

- a. Development of parking lots shall incorporate BMPs to minimize runoff of oil, grease, car battery acid, coolant, gasoline, sediments, trash, and other pollutants to receiving waters.
- b. Development of commercial facilities shall incorporate BMPs to minimize polluted runoff from structures, landscaping consisting of drought tolerant and either native or non-invasive plant species, parking areas, repair and maintenance areas, loading/unloading areas, and vehicle/equipment wash areas.
- c. Development of automotive service stations, gasoline outlets, car washes, and vehicle repair facilities shall incorporate BMPs to minimize runoff of oil, grease, solvents, car battery acid, coolant, gasoline, and other pollutants to the stormwater conveyance system from areas including fueling areas, repair and maintenance areas, loading/unloading areas, and vehicle/equipment wash areas.
- d. Development of restaurants shall incorporate BMPs to minimize runoff of oil, grease, solvents, phosphates, suspended solids, and other pollutants.
- e. Outdoor material storage areas shall be designed (e.g., with a roof or awning cover) to minimize runoff of toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants.
- f. Roof or awning covers over trash storage areas shall be required in order to minimize off-site transport of trash and other pollutants.
- g. Landscaping/Gardens

- h. Confined animal facilities, stables and similar animal keeping operations shall be sited and designed to manage, contain, and dispose of animal waste using BMPs to insure that waste is not introduced to surface runoff or ground water. In no case shall an animal keeping operation be managed or maintained so as to produce sedimentation or polluted runoff on any public road, adjoining property, or in any creek or drainage channel.
- i. On-site sewage treatment systems (septic systems) shall be sited, designed, installed, operated, and maintained to avoid contributing nutrients and pathogens to groundwater and/or surface waters.
- j. On-site sewage treatment systems (septic systems) shall be sited away from areas that have poorly or excessively drained soils, shallow water tables or high seasonal water tables that are within floodplains or where effluent cannot be adequately treated before it reaches streams or the ocean. New development with conventional or alternative on-site sewage treatment systems shall include protective setbacks from surface waters, wetlands and floodplains, as well as appropriate separation distances between on-site sewage treatment system components, building components, property lines, and groundwater as required by the Regional Board. Under no conditions shall the bottom of the effluent dispersal system be within five feet of groundwater.

4. Hydromodification Requirements

Development shall implement the hydromodification requirements stipulated in LUP Policy 1.35.j by use of on-site control measures, regional control measures, or in-stream measures, as required by the Regional Board NPDES Permit No. CAS612008, Order No. R2-2009-0074, issued October 14, 2009. Stormwater discharges from new development and redevelopment projects shall not cause an increase in the erosion potential of the receiving stream over the pre-project (existing) condition. Increase in runoff flow and volume shall be managed so that post-project runoff shall not exceed estimated pre-project rates and durations, where such increased flow and/or volume is likely to cause increased potential for erosion of creek beds and banks, silt pollutant generated, or other adverse impacts to beneficial uses due to increased erosive force.

EXHIBIT "M"

10.37.1 California Coastal Trail (CCT)

- a. Definition: The California Coastal Trail (CCT) is a continuous interconnected public trail system along the California coastline. It is designed to foster appreciation and stewardship of the scenic and natural resources of the coast and serves to implement aspects of Coastal Act policies promoting non-motorized transportation. The Trail system is to be located on a variety of terrains, including the beach, bluff edge, hillsides providing scenic vantage points, and within the highway right-of-way. It may take many forms, including informal footpaths, paved sidewalks, and separated bicycle paths. When no other alternative exists, it sometimes connects along the shoulder of the road. While primarily for pedestrians, the Trail also accommodates a variety of additional user groups, such as bicyclists, wheelchair users, equestrians, and others as opportunities allow. The CCT consists of one or more parallel alignments.
- b. Segments of the California Coastal Trail shall be developed consistent with the parameters of this policy.
 - (1) The County shall take the lead responsibility and will consult with the National Park Service, the State Department of Parks and Recreation, the State Coastal Conservancy, the California Coastal Commission, the Counties of San Francisco and Santa Cruz, the Cities of Daly City, Pacifica and Half Moon Bay, CalTrans and other appropriate public and private entities and interested parties in designing, locating, funding, acquiring and implementing the CCT.
 - (2) The CCT shall be identified and defined as a continuous trail system along the State's coastline and designed and sited as a continuous lateral trail network traversing the length of the County's Coastal Zone and connecting with contiguous trail links in adjacent Coastal jurisdictions, the counties of San Francisco and Santa Cruz as well as with the Cities of Pacifica and Half Moon Bay.
 - (3) Existing segments of the CCT within County jurisdiction include at least the following:
 - (a) Former Highway 1 at Devil's Slide, once formally relinquished by CalTrans and opened as a public trail
 - (b) Old San Pedro Road
 - (c) Surfer's Beach Trail

- (d) Mirada Surf West
 - (e) Various segments within State Park properties that have been signed with the CCT official State logo
- (4) It is intended that the CCT system shall be designed and implemented to achieve the following goals and objectives:
- (a) Provide a continuous walking and hiking trail as close to the ocean as possible;
 - (b) Provide maximum access for a variety of non-motorized uses by utilizing alternative trail segments where feasible;
 - (c) Maximize connections to existing and proposed local trail systems;
 - (d) Ensure that the trail has connections to trailheads, parking areas, interpretive kiosks, inland trail segments, etc., at reasonable intervals;
 - (e) Maximize ocean views and scenic coastal vistas;
 - (f) Provide an educational experience where feasible through interpretive facilities.
- (5) CCT Siting and Design Standards:
- (a) The trail should be sited and designed to be located along or as close to the shoreline where physically and aesthetically feasible. Where it is not feasible to locate the trail along the shoreline due to natural landforms or legally authorized development that prevents passage at all times, inland bypass trail segments located as close to the shoreline as possible should be utilized. Shoreline trail segments that may not be passable at all times should provide inland alternative routes. Special attention should be given to identifying any segments that may need to be incorporated into water-crossing structures and that may need to be placed within CalTrans right-of way.

- (b) Where gaps are identified in the trail, interim segments should be identified to ensure a continuous coastal trail. Interim segments should be noted as such, with provisions that as opportunities arise, the trail shall be realigned for ideal siting. Interim trail segments should meet as many of the CCT objectives and standards as possible.
- (c) The CCT should be designed and located to minimize impacts to environmentally sensitive habitat areas and prime agriculture lands to the maximum extent feasible. Where appropriate, trail access should be limited to pass and repass. Where necessary to prevent disturbance to sensitive species, sections of the trail may be closed on a seasonal basis. Alternative trail segments shall be provided where feasible. For situations where impact avoidance is not feasible, appropriate mitigation measures should be identified, including but not limited to use of boardwalks, reducing width of trails, converting edges of agricultural land to public trail use when the minimal amount of conversion is used, etc.
- (d) The CCT should be located to incorporate existing oceanfront trails and paths and support facilities of public shoreline parks and beaches to the maximum extent feasible.
- (e) The CCT should be designed to avoid being located on roads with motorized vehicle traffic where feasible, except for those specific strands of the trail system that are specifically designed to service commuter needs and safely provide for the shortest distance between destination points. Providing such a commuter-purpose strand of the CCT does not replace the remaining need to provide a recreational strand of the CCT as close to the shoreline as possible. In locations where it is not possible to avoid siting the trail along a roadway, the trail should be located off of the pavement and within the public right-of-way, and separated from traffic by a safe distance or by physical barriers that do not obstruct, or detract from the visual scenic character of their surroundings. In locations where the trail must cross a roadway, safe under- or over-crossings or other alternative at-grade crossings should be considered in connection with appropriate directional and traffic warning signage.

- (6) CCT Acquisition and Management:
- (a) Trail easements should be obtained by encouraging private donation of land, by public purchase, or by dedication of trail easements required pursuant to a development permit.
 - (b) The CCT Alignment Study should identify the appropriate management agency(s) to take responsibility for trail operation and maintenance.
- (7) CCT Signage Standards
- (a) The trail should provide adequate signage at all access points, trailheads, parking lots, road crossings, and linkages or intersections with other trails or roads and shall incorporate the State adopted CCT logo.
 - (b) The trail should provide adequate safety signage, including but not limited to, road crossing signs and yield/warning signs on multi-use trail segments. Where appropriate signs should be developed in coordination with CalTrans, Cities of Daly City, Pacifica and of Half Moon Bay, County Public Works Department and/or any other applicable public agencies or nonprofit organizations.
- (8) CCT Support Facilities:
- To maximize access to the CCT, adequate parking and trailhead facilities should be provided.
- (9) CCT Mapping:
- (a) The final CCT map shall identify all finally planned or secured segments, including existing segments, all access linkages and planned staging areas, public and private lands, existing easements, deed restricted sections and sections subject to an Offer-to-dedicate (OTD). Where property ownerships or other constrictions make final alignment selection unfeasible, a preferred corridor for the alignment shall be identified. The map shall be updated on a regular basis, including updated Shoreline Destination/Access Maps.
 - (b) The CCT preferred alignment corridor shall be identified on all applicable County Trail Maps contained in the LCP.

(10) Inclusion of the CCT in LCP:

Within one year of the completion of the CCT Alignment Study, the LCP shall be amended to incorporate all plans and designs for locating and implementing the CCT within the County, including the final maps of the trails and corridor alignments.

10.41 Major Shoreline Access Provider

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

10.44 Major Shoreline Access Facilitator

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

10.49 San Mateo County Harbor District

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

10.50 National Park Service

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

11.24 Priorities for the Expenditure of Public Funds

- a. Establish the following priorities for the expenditure of public funds on public recreation and visitor-serving facilities, based on the level of existing development and need:
 - (1) Improve and maintain existing public recreation areas in the Midcoast.
 - (2) Develop and maintain necessary visitor-serving facilities such as rest areas, public restrooms, drinking water, campgrounds, within existing public recreation areas.
 - (3) Expand recreational opportunities through the provision of trails and youth hostels.

- (4) Acquire and develop for recreational use lands which are adjacent to and would expand the size of existing publicly owned recreation areas.
 - (5) Acquire and develop for recreational use lands which would introduce a public recreation area into a section of the Coastal Zone where no public recreation areas now exist.
 - (6) Acquire and develop lands designated as community parks.
- b. Use the following priorities when expending County funds for trails:
 - (1) Implement the California Coastal Trail Plan identified in LCP Policy 10.37.1 and as included in Regional Transportation Plans as identified in Policy 11.32.
 - (2) Implement the Regional Local Coastal Program trails identified in LCP Policy 11.13.
 - c. Regularly reassess these priorities as new public recreation and visitor-serving facilities development takes place in the Coastal Zone.
 - d. Encourage low cost facilities in privately developed visitor-serving facilities, particularly hotels and motels.

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

- a. Require that the State Department of Parks and Recreation, as part of any application for a Coastal Development Permit, and in addition to any other submittals required, submit a long-range plan for any park unit proposed for improvement which includes: (1) the development plan, including the location of all proposed structures, parking areas, trails, recreation facilities and any proposed alterations of the natural environment; (2) a map of sensitive habitats and lands which are needed for the protection and vital functioning of sensitive habitats; (3) evidence of how agriculture has been considered in the planning of each park unit by (a) demonstrating how the Department will continue or renew the maximum amount of prime agricultural land and other lands suitable for agriculture in agricultural production within each park unit and (b) providing site specific justifications, which are consistent with the criteria for conversion in the Agriculture Component, for converting prime agricultural land or other lands suitable for agriculture to non-agricultural use; and (4) any capital outlay projects proposed for the subsequent one-year period.

- b. Require, prior to granting a development permit to the State Department of Parks and Recreation, that the development and the long-range park unit plan be found consistent with the certified Local Coastal Program, or with a public works plan approved by the California Coastal Commission.

11.28 Role of the State Department of Parks and Recreation

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

11.29 Role of the State Coastal Conservancy

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

11.30 Encourage San Mateo County Harbor District

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

11.31 Encourage National Park Service

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

11.32 Encourage Transportation Authority and Metropolitan Transportation Commission

Encourage the San Mateo County Transportation Authority and the Metropolitan Transportation Commission to ensure that provisions for the CCT are included within the Regional Transportation Plan each time that it is updated, consistent with AB 1396.

11.33 Use of CalTrans' Devil's Slide Bypass Alignment within Montara

- a. In anticipation that CalTrans will transfer to the County ownership of some or all of the original Devil's Slide Bypass Alignment, also known as the "Adopted Alignment," between the McNee Ranch acquisition of Montara Beach State Park and Highway 1 [including the Peninsula Open Space Trust (POST) ownership south and east of Sunshine Valley Road], the County has:
- (1) Designated the former right-of-way as a Linear Park and Trail. Land uses within the Devil's Slide Bypass Alignment Linear Park and Trail shall be limited to: low-intensity, non-motorized park and trail recreation uses (pedestrian, bicycle, and equestrian (as appropriate), open space, sensitive resource protection and restoration, agriculture, and repair and maintenance of existing structures.
 - (2) Revised the zoning of the former right-of-way to Community Open Space) in order to implement the Linear Park and Trail designation as described in Section (b) below.
 - (3) Provided for existing roads which cross the former right-of-way to remain or be relocated, particularly for resource protection purposes, following completion of the Land Management Plan (LMP) described below in part (b).
- b. The County will work with CalTrans and other affected agencies to complete a Linear Park and Trail Plan (LPTP) for the Devil's Slide Bypass Alignment (Adopted Alignment ROW area [also called out as the Midcoast Foothills Trail in the 2001 County Parks Plan]). This plan will provide for:
- (1) Identification of appropriate, continuous trail alignments for hiking trail and bicycle routes, and equestrian trails as appropriate, along with projected road and stream crossing locations, consistent with the Linear Park and Trail guidelines of LUP Appendix 11.A;

- (2) Reservation of suitable trailhead parking and scenic viewing areas; identification of connections to other trail systems, public transit, and community facilities;
- (3) Identification of connections to other trail systems (including the California Coastal Trail network), public transit, and community facilities;
- (4) Identification of existing roads that will be retained, realigned, consolidated or retired (generally, all plated but unnecessary, roads will be retired) and of actions that the County will undertake to implement the desired road configurations and crossings;
- (5) Identification of sensitive resource features and appropriate impact avoidance measures for each. Appropriate mitigation measures should be identified for situations where impact avoidance is not feasible for the useable location of hiking and biking trails in the Adopted Alignment Linear Park. Such sensitive resource features include, but are not limited to, the following:
 - (i) Wetlands, streams, designated critical habitats, and other environmentally sensitive habitat areas;
 - (ii) Archaeological, paleontological and historical features;
 - (iii) Productive agricultural lands;
 - (iv) Highly scenic landscapes; and
 - (v) Watersheds identified as critical for potable water or anadromous fish habitat.
- (6) Identification of sites with potential prescriptive access rights and of sites with value for development as scenic vista points, interpretive centers, or other public uses consistent with the Linear Park and Trail uses allowed within this land use designation;
- (7) Evaluation and reservation of sites suitable for future CalTrans' potential mitigation needs, particularly for public access, agriculture, wetlands, and other environmentally sensitive habitats as well as reservation of necessary access to those selected sites;

- (8) Identification of lots that were bisected by the highway ROW acquisition process and are suitable for recombination and lot line adjustment, as necessary, to accommodate the most reasonable land use pattern within the community, provided for any particular site, the optimum alignment of the linear trails and supporting facilities will not be compromised;
- (9) Provisions to ensure that adequate ROW space along and across the existing County roads traversing the Adopted Alignment ROW is reserved for safe crossing of the future hiking and biking trails within the Linear Park; and
- (10) An implementation plan for the Linear Park and Trail, including identification of potential funding sources for trail construction; management mechanisms; and any identified parking areas, scenic vistas, or other implementing measures and public support facilities.

EXHIBIT "N"

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

*1.7 Designation of Rural Areas

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

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

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

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

1.15 Land Uses and Development Densities in Rural Residential Areas

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

1.16 Definition and Establishment of Urban/Rural Boundary

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

1.20 Lot Consolidation

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

1.33 Land Use and Development Density for Farm Labor Housing Areas

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

*TABLE 1.3

MAXIMUM DENSITY CREDITS

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

A. Prime Agricultural Lands

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

B. Lands With Landslide Susceptibility

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

C. Land With Slope 50% or Greater

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

D. Remote Lands

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

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

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

F. Land Within Rift Zones or Active Faults

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

G. Lands Within 100-Year Floodplain

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

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

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

I. Land Within Agricultural Preserves or Exclusive Agricultural Districts

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

J. All Other Lands

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

K. Bonus Density Credit for New Water Storage Capacity

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

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

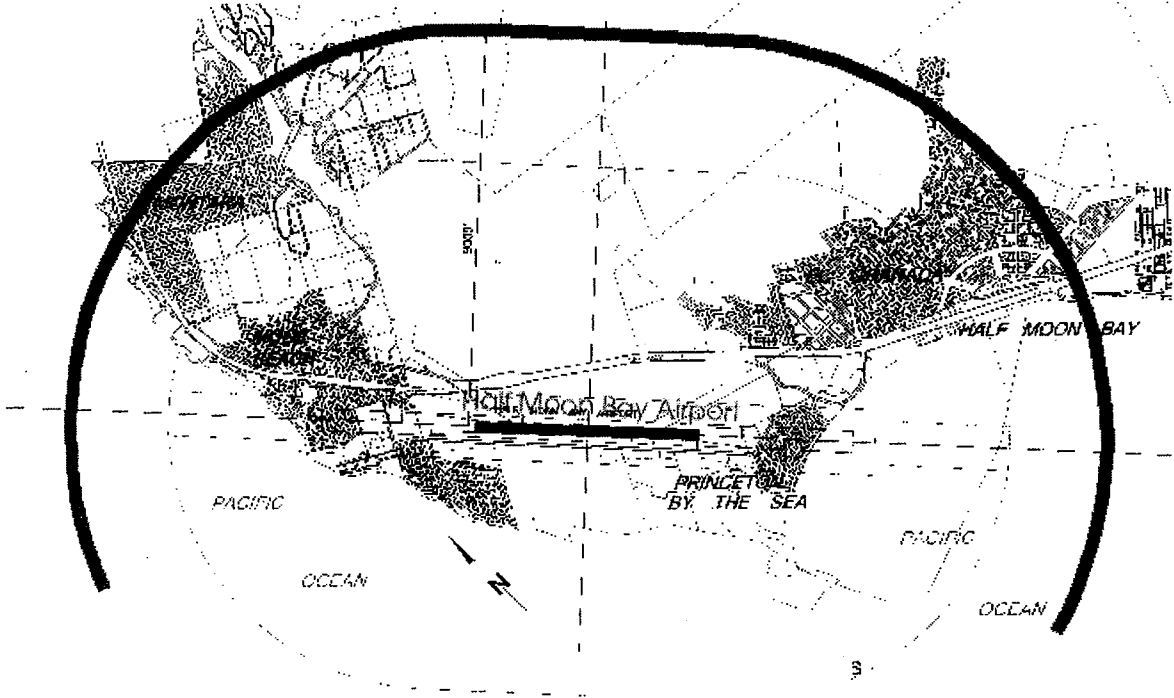
1.36 Half Moon Bay Airport Influence Area Requirements

Within the Half Moon Bay Airport Influence Area, as shown on Map 1.5, the following shall apply:

- a. New development and land uses must comply with all relevant Federal Aviation Administration (FAA) standards and criteria regarding (1) safety, (2) flashing lights, (3) reflective material, (4) land uses which may attract large concentrations of birds, (5) HVAC exhaust fans, and (6) land uses which may generate electrical or electronic interference with aircraft communications and/or instrumentation.
- b. All transfers of real property must comply with the real estate disclosure requirements specified in Chapter 496, California Statutes of 2002.

Insert the following map of the Half Moon Bay Airport Influence Area Boundary as Map 1.5.

Half Moon Bay Airport Influence Area Boundary



2.7 Phased Development of Public Works Facilities

Require the phased development of public works facilities in order to insure that permitted public works capacities are limited to serving needs generated by development which is consistent with the Local Coastal Program policies. In accordance with Policies 2.12, 2.18, 2.27, 2.32, and 2.48 allow expansion of public works facilities, including but not limited to water supply and transmission, sewage treatment and transmission, and the San Mateo County Midcoast and City of Half Moon Bay regional transportation system only after considering the availability of other public works facilities, and establishing whether capacity increases would overburden the existing and probable future capacity of other public works facilities.

2.8 Reservation of Capacity for Priority Land Uses

- a. Reserve public works capacity for land uses given priority by the Local Coastal Program as shown on Table 2.7 and Table 2.17. All priority land uses shall exclusively rely on public sewer and water services.
- b. For each public works development to serve vacant lands with new connections, reserve capacity adequate to allow priority land uses to develop in conjunction with the non-priority development that would be facilitated by the public works development.
- c. Where development of new public works facilities can accommodate only a limited amount of new connections on vacant land, the service provider shall ensure that adequate capacity is reserved for Coastal Act priority uses before reserving capacity for Local Coastal Program priority uses shown on Tables 2.7 and 2.17.
- d. Allow public agencies and utilities to reallocate capacity to non-priority land uses only through an amendment to the Coastal Development Permit, Public Works Plan, and/or LCP Amendment if applicable. Applications for a Coastal Development Permit, Public Works Plan, or LCP Amendment to reallocate priority capacity must be accompanied by substantial evidence and studies documenting excess capacity. Before approving the reallocation and before submitting the reallocation to the Coastal Commission for an LCP Amendment, the Planning Commission shall substantiate, in writing, that the remaining reserved capacity will be adequate to serve the remaining priority land uses.
- e. Allow Coastside County Water District and Montara Water and Sanitary District to allocate priority capacity in accordance with Table 2.17 to provide municipal water service to residential dwellings which are connected to the public sanitary sewer system, when such a connection is necessary to avert a substantial hardship caused by the failure of a

private well serving the dwelling in production quantity or quality as certified by the Director of the Environmental Health Division. For purposes of this policy, "substantial hardship" shall not include any failure which can be remedied by repair or replacement of well equipment or facilities, or relocation of a well on a parcel. Whether substantial hardship exists shall be determined by the Community Development Director, following consultation with the Director of Environmental Health and the General Manager of the serving water district.

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

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

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

The serving water district shall provide notices to the County Planning Department and the Coastal Commission of all failed wells applications.

Policies 2.9, 2.10, and 2.11 deleted and subsequent policies renumbered.

2.12 Timing for New or Expanded Public Works Facilities

- a. The amount of new or expanded capacity shall be determined by:
 - (1) Estimating the capacity needed to serve the land use plan at buildout;

- (2) Considering the availability of related public works to establish whether capacity increases would overburden the existing and probable future capacity of other public works;
 - (3) Considering the availability of funds; and
 - (4) Considering available information from the Transportation Management Plan required by Policy 2.57.2.
- b. Require every new public works facility or expansion of capacity to go through the coastal development review process.

2.13 Coordination with the City of Half Moon Bay

Coordinate with the City of Half Moon Bay's certified Local Coastal Program to take into consideration the policies of the City's LCP when determining when and how much to increase the capacity of all public works facilities.

2.15.1 Expansion of Special Districts

Allow the formation or expansion of special districts only where assessment for, and provision of, the service would not induce new development inconsistent with the Coastal Act or with the certified LCP.

Policies 2.16 and 2.17 deleted and subsequent policies renumbered.

2.18 New and Expanded Sewage Treatment and Distribution Capacity

- a. Allow new or expanded sewage treatment and distribution capacity to serve new development only when existing capacity has been consumed or will be consumed within the time period required to construct additional sewage treatment capacity, and only when capacity increases would not overburden the existing and probable future capacity of other public works facilities.
- b. Projects to increase sewage collection, transmission, and storage capacity in order to prevent wet weather overflows only, are permitted notwithstanding traffic conditions on Highways 1 and 92 provided that the projects do not: (1) induce growth; or (2) increase the treatment capacity of the SAM plant or the total number of sewer connections made available by the SAM treatment plant expansion permitted by Coastal Commission CDP No. 1-94-111.
- c. Projects to upgrade the SAM treatment plant from secondary to tertiary treatment to produce recycled water are permitted notwithstanding

traffic conditions on Highways 1 and 92 provided that the recycled water project does not: (1) induce growth inconsistent with the LCP; (2) provide potable water connections to new non-priority development; or (3) increase the total number of non-priority connections made available by either the El Granada Pipeline Project (Coastal Commission CDP A-2-SMC-99-063; A-1-HMB-99-020) or the Montara Water and Sanitary District MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006). Recycled water projects that would provide new potable water connections to new commercial, residential, or industrial development are subject to subsection (a), Policy 2.27, and all other applicable policies of the LCP.

- d. Sewage treatment, collection, storage, and transmission projects shall be consistent with the following standards:
- (1) **Maximum Capacity.** The maximum service capacity of the project shall not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities and will assure that untreated wastewater will not be discharged into any coastal waters including streams, wetlands, and the marine environment.
 - (2) **Priority Uses.** The project shall demonstrate that sewage treatment, collection, and transmission capacity is available and allocations are reserved for Coastal Act priority uses.
 - (3) **Siting.** The project shall be sited and designed to minimize impacts to visual resources, prevent degradation of sensitive habitats, and shall be consistent with all applicable policies of the LCP.
 - (4) The project shall minimize the use of energy.

Policy 2.19 deleted and subsequent policies renumbered.

2.21 Reservation of Capacity for Priority Land Uses

- a. Reserve sewage treatment capacity for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.7. Amend this table to reflect all changes in the Land Use Plan which affect these priority land uses.
- b. Where existing or planned sewage treatment facilities can accommodate only a limited amount of new development, services to Coastal Act priority uses listed on Table 2.7 shall have priority over Local Coastal Program priority uses listed on Table 2.7.

- c. Allow capacity to be reallocated to non-priority land uses in accordance with Policy 2.8.

2.22

- a. Require, as a condition of granting a permit for expansion of sewage treatment facilities, that sanitary sewer connections be limited to the urban areas and rural residential areas as shown on the Land Use Plan Map 1.3 and the zoning map. Exclude property located outside the urban boundary and rural residential areas from assessment for sewage treatment facilities by SAM or its member agencies.
- b. Allow SAM to supply reclaimed wastewater to areas consistent with LUP Policy 2.18(c).
- c. Redraw the boundaries of the sewer districts to correspond to all lands inside the urban/rural boundary and the boundary of rural residential areas.

2.23

Montara Treatment Plant

- a. Allow Montara Water and Sanitary District to use the old Montara Treatment Plant for wet weather storage, a pump station, and to provide tertiary wastewater treatment to produce recycled water.
- b. Reserve public pedestrian access on the seaward side of this Montara site and connect it to proposed trails at both ends consistent with the policies of the Shoreline Access Component.

2.24.1

Private Septic Systems

New private septic systems shall be prohibited within the urban/rural boundary of the Midcoast unless:

- a. There is no public sewer hook up available;
- b. The system complies with all the requirements for individual septic disposal systems; and
- c. The system is approved by San Mateo County Environmental Health and other applicable authorities.

Policy 2.25 deleted and subsequent policies renumbered.

2.26 Water Use Monitoring

Require that the water service providers, presently Coastside County Water District (CCWD) and the Montara Water and Sanitary District (MWSD), monitor: (1) the actual amount of water consumption by land use, and (2) the rate of growth of new development. Require them to submit an annual data report to the County summarizing the results of this monitoring.

2.27 New and Expanded Water Supply and Distribution Capacity

- a. Allow new or expanded water supply, service connections, treatment, storage and distribution capacity to serve new development only under the following circumstances: (1) when existing capacity has been consumed or will be consumed within the time required to construct additional water supply capacity; (2) after considering the availability of other public works facilities, and establishing whether capacity increases would overburden the existing and probable future capacity of other public works facilities; and (3) after considering information from, or being used to create, the Transportation Management Plan required by Policy 2.57.2, if available.
- b. Supplemental water supply projects to serve urban development served by private wells that exist as of [effective date of amendment] may be permitted notwithstanding traffic conditions on Highways 1 and 92 if existing non-priority capacity has been consumed. "Consumption of existing capacity" shall be defined as either water-serving district having no water connections available; or water district having no available water to serve existing connections.
- c. Supplemental water supply projects to serve customers who purchased water connections before December 10, 2009 may be permitted notwithstanding traffic conditions on Highways 1 and 92, if existing capacity has been consumed and the project is a component of a comprehensive water management plan consistent with f.(5) below.
- d. The capacity of water facilities may be sized for probable future service needs of new development notwithstanding the traffic conditions on Highways 1 and 92, if the project is conditioned to restrict the provision of connections to new development in a manner that does not overburden local roadways or other infrastructure systems.
- e. Projects to upgrade the SAM treatment plant from secondary to tertiary treatment to produce recycled water are permitted notwithstanding traffic conditions on Highways 1 and 92 provided that the recycled water project does not: (1) induce growth; (2) provide potable water connections to new non-priority development; or (3) increase the total number of non-priority connections made available by either the EI

Granada Pipeline Project (Coastal Commission CDP A-2-SMC-99-063; A-1-HMB-99-020) or the Montara Water and Sanitary District MWSD Public Works Plan (Coastal Commission PWP No. 2-06-006). Recycled water projects that would provide new water potable connections to new commercial, residential, or industrial development are subject to subsection (a), Policy 2.18, and all other applicable policies of the LCP.

- f. Supplemental water supply projects shall be consistent with the following standards:
- (1) The maximum service capacity of the project will not induce growth inconsistent with the protection of coastal resources and public access and recreation opportunities.
 - (2) The project shall assure that water withdrawals from surface streams and groundwater will be sufficiently limited to protect:
(i) adequate instream flows necessary to support sensitive species and other riparian/wetland habitats; (ii) underlying groundwater aquifers; and (iii) agricultural resources.
 - (3) The project shall demonstrate that water capacity is available and allocations are reserved for Coastal Act priority uses.
 - (4) The project shall demonstrate that water storage and delivery systems will be adequate to meet the fire safety and other public health and safety needs of new development supported by the project, consistent with the protection of other coastal resources.
 - (5) The project shall demonstrate that it is an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes other supply alternatives, including conservation and water recycling to the maximum extent practicable.
 - (6) The project shall minimize the use of energy.
 - (7) The project shall be sited and designed to minimize impacts to visual resources and shall be consistent with all applicable policies of the LCP.

Replace existing Policy 2.28 with the following new policy:

2.28 Desalination

Definition: A desalination facility removes salts and minerals from seawater or groundwater to create potable water. A desalination facility does not include devices attached to existing wells or public water connections to remove minerals from an existing water source.

Desalination facilities must:

- a. Provide public services within the urban area;
- b. Avoid or fully mitigate any adverse environmental impacts to coastal resources;
- c. Be consistent with all LCP and Coastal Act policies, including those for concentrating development, supporting priority coastal uses, and protecting significant scenic and habitat resources;
- d. Be designed and sized based upon adopted community planning documents, which may include General Plans, Urban Water Management Plans, Regional Water Supply Plans, Local Coastal Programs, and other approved plans that integrate local or regional planning, growth, and water supply/demand projections;
- e. Use technologies that are energy-efficient. Estimates of the projected annual energy use and the environmental impacts that will result from this energy production, and evidence of compliance with air pollution control and greenhouse gas emission laws for emissions from the electricity generation, shall be submitted with permit applications;
- f. Use, where feasible, sub-surface feedwater intakes (e.g., beach wells) instead of open pipelines from the ocean, where they will not cause significant adverse impacts to either beach topography or potable groundwater supplies;
- g. Use technologies and processes that eliminate or minimize the discharges of hazardous constituents into the ocean and ensure that the least environmentally damaging options for feedwater treatment and cleaning of plant components are selected. Opportunities for combining brine discharges with other discharges (e.g., from a sewage treatment facility or power plant) should be considered and the least environmentally damaging alternative pursued. Applicants should provide information necessary to determine the potential impacts to marine resources from the proposed intake and discharge. Obtaining this

information may require new or updated engineering, modeling and biological studies, or in some cases may be obtained from pre-operational monitoring, monitoring results from other desalination facilities, and pilot studies conducted before building a full-scale facility;

- h. Be designed and limited to assure that any water supplies made available as a direct or indirect result of the project will accommodate needs generated by development or uses consistent with the kinds, location and densities specified in the LCP and Coastal Act, including priority uses as required by Coastal Act Section 30254, and;
- i. Be an element (where economically and environmentally appropriate) of a balanced water supply portfolio that also includes conservation and water recycling to the maximum extent practicable.

2.29 Reservation of Capacity for Priority Land Uses

- a. Reserve water supplies for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.17. Amend this table to reflect all changes in the Land Use Plan which affect these land uses.
- b. For each water supply public works development to serve vacant lands with new connections, reserve capacity adequate to allow priority land uses to develop in conjunction with the non-priority development that would be facilitated by the water supply public works development.
- c. Where development of new public works facilities can accommodate only a limited amount of new connections on vacant land, adequate capacity for Coastal Act priority uses shall be reserved before reserving capacity for Local Coastal Program priority uses shown on Tables 2.7 and 2.17.

2.31 Conservation

Require water service providers to establish water conservation programs to reduce existing and future water consumption.

2.32 Groundwater Proposal

Require, if new or increased well production is proposed to increase public water supply consistent with LCP Policy 2.27, that:

- a. Water quality be adequate, using blending if required, to meet the water standards of Policy 2.30.

- b. Wells are installed under inspection according to the requirements of the State and County Department of Public Health.
- c. The amount pumped be limited such that it does not impact sensitive species and habitats including streams, riparian habitats and wetlands.
- d. Base pumping restriction on studies conducted by a person agreed upon by the County and the applicant which shall: (1) prior to the granting of the permit, examine the geologic and hydrologic conditions of the site to determine the amount that may be pumped without adversely affecting a water dependent sensitive habitat or result in depletion of the aquifer; and (2) during the first [three] years, monitor the impact of the well on groundwater and surface water levels and water quality and plant species and animals of water dependent sensitive habitats to determine if the preliminary pumping restriction adequately protects the sensitive habitats and what measures should be taken if and when adverse effects occur.
- e. If monitoring shows impacts to water-dependent sensitive habitats, the pumping rate shall be reduced until it is clear that such impacts will not occur.

Policy 2.35 deleted and subsequent policies renumbered.

2.36 Findings

Require, as a condition of permit approval for any facilities to increase water supply, that the following findings are made: (1) the addition of this water supply facility is consistent LUP Policies 2.27, 2.28, and 2.29; (2) storage is adequate to insure that sufficient emergency supply is available and any additional development allowed because of this increase in water supply will be served during dry summer months, (3) the development of this facility minimizes energy consumption; and (4) the siting of this facility is consistent with LCP policies.

2.48 Capacity Limits

- a. 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 and which does not exceed existing and probable future capacity of water and sewage treatment and transmission capacity or other wise conflict with other policies of the LCP.
- b. Use the requirements of commuter peak period traffic as the basis for determining appropriate increases in capacity.

- c. Ensure that any additional development that would be served or facilitated by the road expansion project does not exceed the development levels that the existing and probable future water supply and sewage treatment capability can serve.
- d. Maintain Highway 1 as scenic two-lane road outside the Urban Midcoast area depicted on LUP Map 1.3.

2.49 Desired Level of Service

In assessing the need for road expansion and when assessing the traffic impacts of proposed developments, consider Service Level D acceptable during commuter peak periods and Service Level E acceptable during recreation peak periods.

2.52 Monitoring

- a. Ensure that any data collected by transportation organizations, including CalTrans', of peak commuter periods and recreation peak periods is applied in decisions related to the adequacy of roadway capacity.
- b. Monitor the number and rate of new residential construction particularly in the rural and urban Mid-Coast.

2.53 Road Expansion Capacity

Establish the capacity of future road expansion projects by: (1) estimating the road capacity needed to serve the land use plan at buildout; (2) considering the availability of related public works and whether expansion of the road capability would overburden the existing and probable future capacity of other public works. The additional development that would be served/facilitated by the road expansion project may not exceed the development levels that the existing and probable future water supply and sewage treatment capability can serve; (3) considering the availability of funds; (4) demonstrating that basic levels of public transit service have been met and the proposed improvement will not result in reduced public transit patronage; and (5) ensuring that State Highway 1 in rural areas north of the Midcoast project boundary and south of the City of Half Moon Bay, shall remain a scenic two lane road.

2.54 Roadway Alignments

- a. For Routes 92 and 84, use the existing alignment when increasing roadway capacity, unless it can be proven physically and economically infeasible, or if use of the existing alignment would be environmentally more damaging than an alternative route.

- b. Require that the roadway improvements be consistent with all applicable policies of the Local Coastal Program, including, but not limited to, the Sensitive Habitats and Agriculture Components.

2.55 Preferential Treatment for Buses

Require that CalTrans provide preferential treatment for buses and shuttles at congested locations, such as the intersection of Routes 1 and 92, in accordance with the Transit Policies of this Component.

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

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

4.3a Prospect drilling and production of oil and gas wells may be permitted by oil and gas well permit on parcels designated on the LCP Land Use Plan Map: Open Space, Timber Production, Agriculture, or General Industrial. Unless acceptable mitigation measures to the maximum feasible extent can be undertaken, prohibit wells and appurtenant facilities from locating in scenic corridors, hazardous areas, and recreation areas. Prohibit wells on prime agricultural soils and in sensitive habitats.

*5.2 Designation of Prime Agricultural Lands

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

*5.4 Designation of Lands Suitable for Agriculture

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

6.2 Appropriate Location for Aquaculture

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

7.12 Permitted Uses in Buffer Zones

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

7.13 Performance Standards in Buffer Zones

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

7.34 Permit Conditions

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

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

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

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

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

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

7.38 Brackish Water Snail (*Tryonia imitator*)

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

7.39 Sea Otter (*Enhydra lutris nerensis*)

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

7.40 Globose Dune Beetle (*Coleus globosus*)

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

7.47 Elephant Seal (*Miroungo angustirostris*)

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

7.48 Monterey Pine (*Pinus radiata*)

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

7.49 California Wild Strawberry (Fragaria californica)

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

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

7.50 Champion Monterey Cypress (Cupressus macrocarpa)

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

8.5 Location of Development

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

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

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

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

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

- b. Require, including by clustering if necessary, that new parcels have building sites that are not visible from State and County Scenic Roads and will not significantly impact views from other public viewpoints. If the entire property being subdivided is visible from State and County Scenic Roads or other public viewpoints, then require that new parcels have building sites that minimize visibility from those roads and other public viewpoints.

8.6 Streams, Wetlands, and Estuaries

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

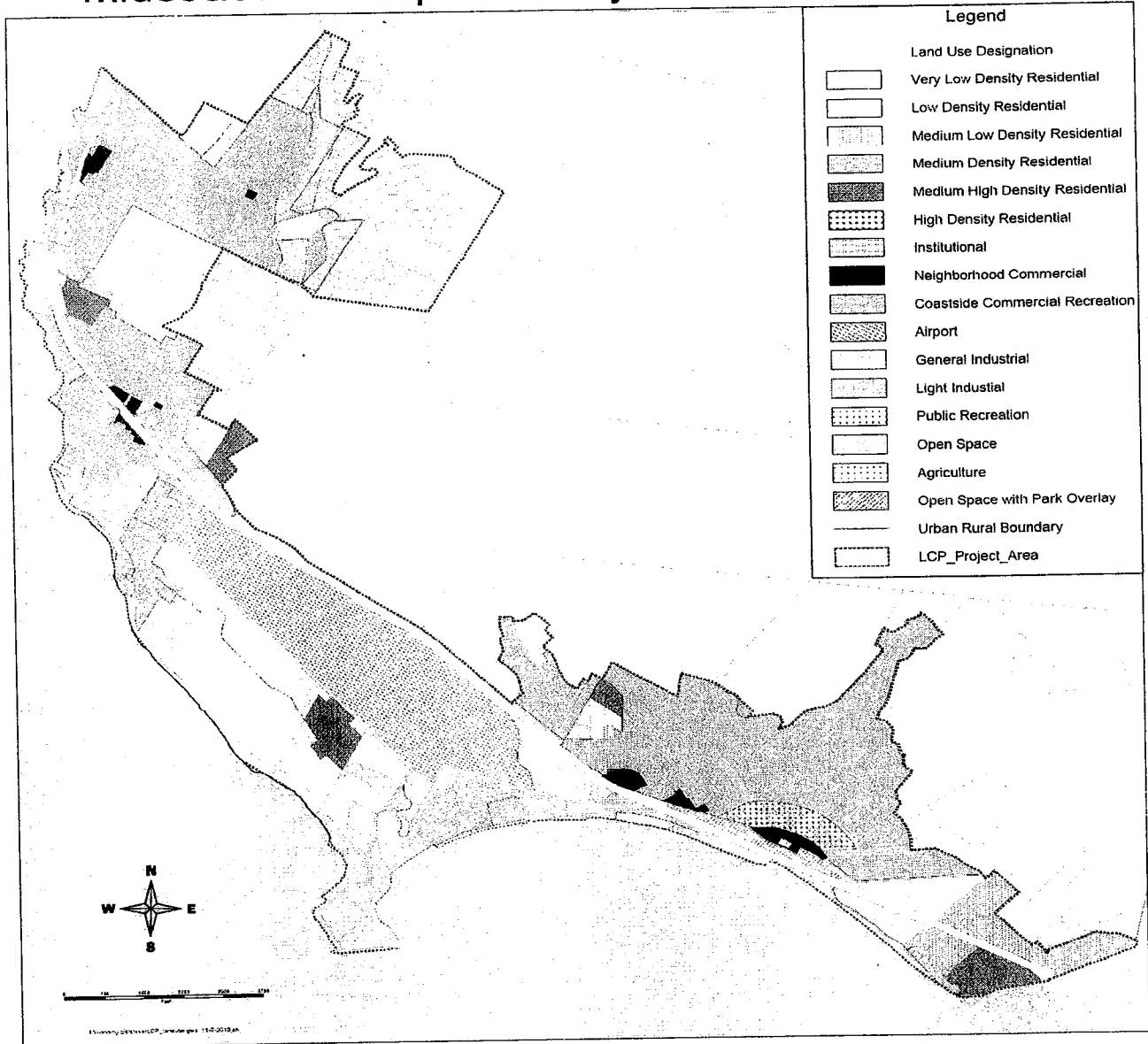
8.14 Definition of Rural

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

EXHIBIT "O"

MAP 1.4

San Mateo County Planning & Building Department
Midcoast LCP Update Project -Land Use Plan



ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6300.14.50. BUILDING FLOOR AREA.

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

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

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum building floor area specifically includes: (1) the floor area of all stories excluding

uninhabitable attics as measured from the outside face of all exterior perimeter walls, (2) the area of all decks, porches, balconies or other areas covered by a waterproof roof which extends four (4) or more feet from exterior walls, and (3) the area of all garages and carports.

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

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

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

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

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

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

SECTION 6300.14.100. WINTER GRADING. Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be

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

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

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

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

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6300.2.5. BUILDING FLOOR AREA.

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

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

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum

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

- b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

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

7. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size

(not to exceed 1,170 sq. ft. for residential uses). Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size).

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made. The exception provision applies to:

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

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

11. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant

demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

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

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner

where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6300.9.11.60. BUILDING FLOOR AREA.

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

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

The maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a building site. Maximum

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

b. Up to 200 sq. ft. of covered parking floor area shall not be counted toward the limitations set forth in subsection a. for any substandard lot that is (1) smaller than 4,500 sq. ft. in area, (2) not in common ownership with contiguous lots, and (3) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.

c. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386, Exhibit G.

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

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

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

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

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

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

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

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 15, Section

6251 is hereby amended to read as follows:

SECTION 6251. USES PERMITTED.

(a) A use permit as provided in Chapter 24 of this Part shall be required for the following uses:

1. Hospitals, rest homes, sanitariums, clinics.
2. Philanthropic and charitable institutions.
3. Automobile courts.
4. Hotels.

5. Any residential use, including accessory buildings and uses, except as further restricted by subsection (b). The Planning Director may, on a case-by-case basis, exempt accessory buildings and uses from the use permit requirement.
 6. Large collection facilities for recyclable materials.
- (b) Residential dwelling units in the Midcoast LCP Update Project Area, as delineated on the map that is part of this Chapter, shall be located above the first floor of the main building on the parcel. The floor area of the dwelling units shall not exceed the floor area of the commercial uses occupying the building, except as permitted by subsection (c).
- (c) The floor area of the dwelling units may exceed the floor area of the commercial uses occupying the building only when the additional floor area is developed as affordable (very low, low or moderate income) housing, subject to income and cost/rent restriction contracts with San Mateo County.
- (d) The following retail stores, shops, or businesses:
1. Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.
 2. Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.

3. Banks.
4. Bars.
5. Barber shops.
6. Beauty parlors.
7. Book or stationary stores.
8. Clothes cleaning agency or pressing establishment.
9. Confectionery stores.
10. Conservatories for instruction in music and the arts.
11. Dressmaking or millinery.
12. Drug store.
13. Dry goods or notion store.
14. Florist or gift shop.
15. Grocery, fruit or vegetable store.
16. Hardware or electric appliance store.
17. Jewelry store.

18. Laundry agency.
19. Meat market or delicatessen store.
20. Offices, business or professional.
21. Photographic or camera store.
22. Restaurant, tea room, or cafe.
23. Shoe store or shoe repair store.
24. Tailor, clothing or wearing apparel.
25. Theaters.
26. Dry cleaning establishments using self-service coin operated machines.
27. Bowling alleys.
28. Massage establishments.
29. Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
30. Reverse vending machines.

31. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.
 32. Pet sales and/or grooming establishments.
 33. Limited keeping of pets.
- (e) Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:
1. Signs shall not exceed one hundred fifty (150) feet in area on one face and not more than three hundred (300) sq. ft. in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.
 2. Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such

sign shall not project more than eight (8) feet from the face of the building.

3. Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.

4. Freestanding signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.

5. Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.

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

1. Mortuaries.

2. Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.

3. Retail dry cleaning establishments.

4. Patio and garden supply sales.

5. Bulk storage plants for liquefied petroleum gas and similar types of home fuels.
6. Veterinary hospitals for small animals.
7. The sale of used merchandise or vehicles.

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

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

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

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

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

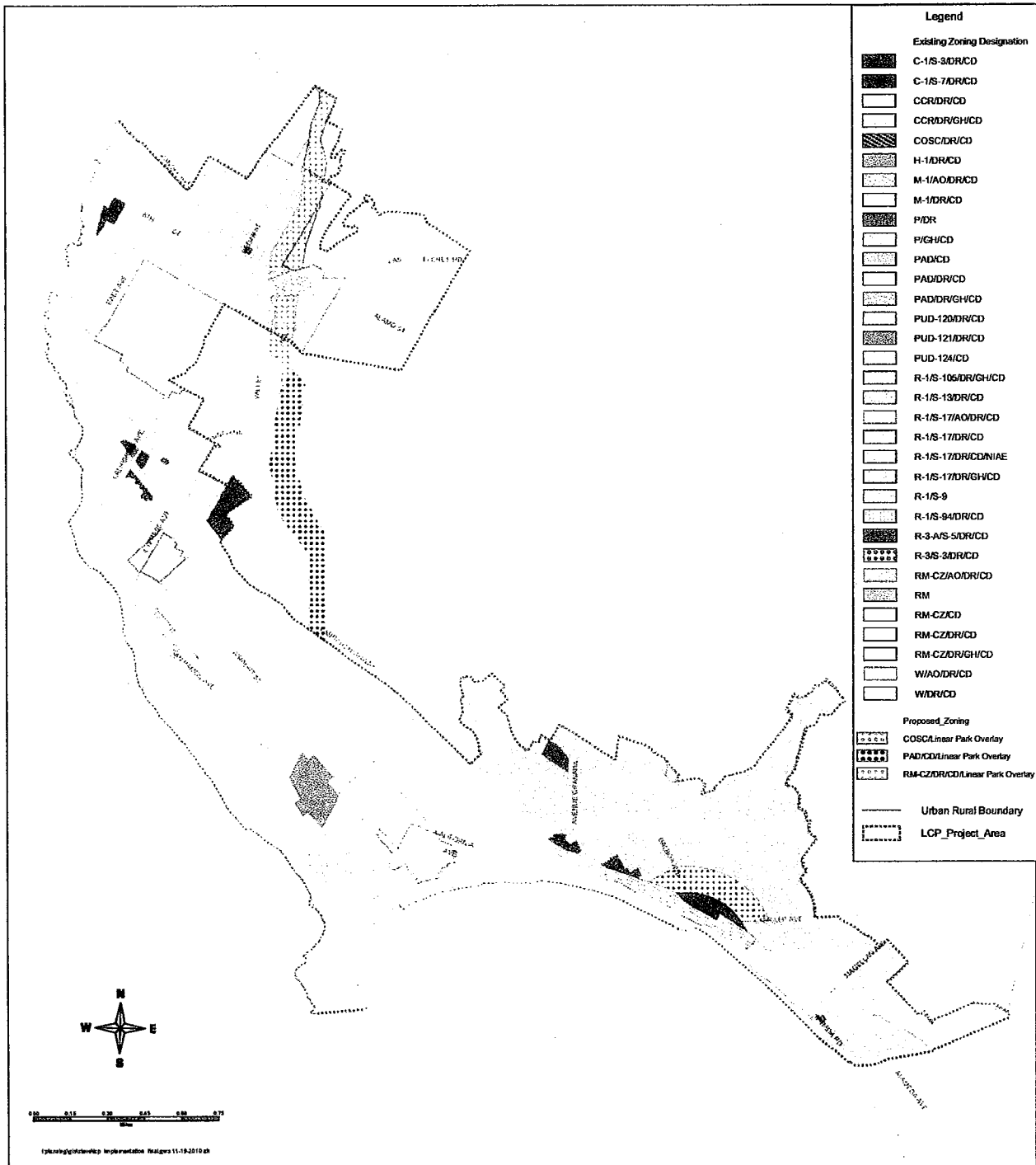
SECTION 4. San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix is hereby added to include a zoning map of the Midcoast LCP Update Project Area as follows:

APPENDIX

MIDCOAST LCP UPDATE PROJECT AREA ZONING MAP

San Mateo County Planning & Building Department

Midcoast LCP Update Project -Implementation Plan



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

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

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

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

| District | Minimum Building Site | | Minimum Lot Area Per Dwelling Unit (Sq. Ft.) | Minimum Yards Required | | | Maximum Height Permitted | | Maximum Coverage Permitted (%) |
|----------|-----------------------|--------------------|--|------------------------|------------|------------|--------------------------|-----------------|--------------------------------|
| | Average Width (Ft.) | Minimum Area (Ft.) | | Front (Ft.) | Side (Ft.) | Rear (Ft.) | Stories | Ft. | |
| S-1 | 50 | 5,000 | 500 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-2 | 50 | 5,000 | 1,000 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-3 | 50 | 5,000 | 1,250 | 20 ³ | 5 | 20 | 3 ³ | 36 ³ | 50 |
| S-4 | 50 | 5,000 | 1,650 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-5 | 50 | 5,000 | 2,500 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-6 | 50 | 5,000 | 3,500 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-7 | 50 | 5,000 | 5,000 | 20 | 5 | 20 | 3 | 36 | 50 |
| S-8 | 50 | 7,500 | 7,500 | 20 | 5 | 20 | 3 | 36 | 40 |
| S-9 | 50 | 10,000 | 10,000 | 20 | 10 | 20 | 3 | 36 | 30 |

| TABLE | | | | | | | | | |
|-------|-----------------|----------------------------|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| S-10 | 75 | 20,000 | 20,000 | 20 | 10 | 20 | 3 | 36 | 25 |
| S-11 | 100 | 1 – 5 ac. ¹ | 1 – 5 ac. ¹ | 50 | 20 | 20 | 3 | 36 | 15 |
| S-12 | 175 | 2 1/2 – 5 ac. ¹ | 2 1/2 – 5 ac. ¹ | 50 | 20 | 20 | 3 | 36 | 10 |
| S-13 | 250 | 5 ac. ¹ | 5 ac. ¹ | 50 | 20 | 20 | 3 | 36 | 10 |
| S-17 | -- ² | -- ² | -- ² | -- ² | -- ² | -- ² | -- ² | -- ² | -- ² |

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

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

³For buildings on land zoned C-1/S-3 located in the Midcoast LCP Update Project Area, as shown by the Midcoast Project Area Zoning Map included in San Mateo County Ordinance Code, Division IV, Chapter 15, Appendix, the following provisions shall apply:

- (a) Buildings with No Residential Units
Maximum Height Permitted – 28 feet
- (b) Buildings with Residential Units – One of the following provisions shall apply, as determined by the property owner:
 - (1) Maximum Front Yard Required – None
Maximum Height Permitted – 28 feet; or
 - (2) Maximum Front Yard Required – 20 feet
Maximum Height Permitted – 32 feet

Maximum coverage limitations shall apply to all structures except:

- (a) Structures in C, H, M, or P Districts in which there are no dwelling facilities.
- (b) Greenhouses, lathhouses, or other structures used exclusively for flower growing.

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

* * * * *

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

6. **Impervious Surface Area**

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

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size).

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing

topography, drainage and calculations which demonstrates this finding can be made.

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

7. Winter Grading

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

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

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

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

SECTION 5. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

4. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size.

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins.

Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall

submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

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

5. Winter Grading

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

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

SECTION 6289.2. ACCESSORY USES.

1. Caretaker's Quarters. A permanent accessory residential unit shall be permitted for the purposes of housing a caretaker employed on the site, providing that the total number of caretaker's quarters in the Waterfront

(W) District does not exceed twenty-five percent (25%) of the developed parcels in the district. Caretaker's quarters are subject to the following requirements:

- a. Minimum Parcel Area. The minimum parcel area to establish a caretaker's quarters is 5,000 sq. ft., i.e., caretaker's quarters are prohibited on non-conforming parcels.
- b. Occupancy Requirements. The resident of the dwelling is to be the owner or lessee, or an employee of the owner or lessees of the site. The application for development of a caretaker's quarters shall include a developer's statement explaining the need for caretaker's quarters and responsibilities of the caretaker/resident.
- c. Development Standards. Caretaker's quarters must conform to all of the development standards of the primary zoning district, including minimum building site requirements. In addition, caretaker's quarters are subject to the following requirements:
 - (1) Establishment of Caretaker's Quarters. Caretaker's quarters must be built within the building of the primary use on the property.
 - (2) Maximum Unit Size. The floor area of a caretaker's unit may not exceed thirty-five percent (35%) of the floor area of the

main building up to a maximum of seven hundred and fifty (750) sq. ft.

- (3) Setbacks. Setbacks for caretaker's quarters must conform to building code requirements.
- (4) Trailers and Mobile Homes. Trailers and mobile homes for caretaker's residences are not permitted.
- (5) Acknowledgment of Land Use Priorities. A written statement will be obtained from each property owner at time of building permit for the caretaker's quarters, acknowledging that marine and general industrial uses are the primary land uses in the Waterfront (W) District, and residents of caretaker's quarters may be subject to inconveniences arising from the reasonable execution of such businesses.

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

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

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

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6276. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The applicant shall submit a

professionally prepared site plan showing topography, drainage, and calculations which demonstrates this finding can be made.

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

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

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 4. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows:

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

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

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

SECTION 6229.2. DEFINITIONS.

1. **Community Centers**

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

2. Interpretive Centers

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

3. Libraries

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

4. Linear Parks and Trails

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

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

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

6. Outdoor Art Centers

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

7. Outdoor Athletic Facilities

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

8. Outdoor Recreation Areas

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

9. Parks

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

10. Temporary Outdoor Performing Arts Centers

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

11. Temporary Outdoor Sales

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

12. Temporary Outdoor Showgrounds and Exhibition Facilities

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

13. Temporary Urban Roadside Stands

Temporary structures in urban areas of portable construction used for the sale of produce and other goods and merchandise.

14. Vegetative Stormwater Treatment Systems and Underground Storage Facilities

The installation of:

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

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

1. Community Centers
2. Interpretive Centers
3. Libraries
4. Linear Parks and Trails
5. Open Field Cultivation of Plants and Flowers for Ornamental Purposes
6. Outdoor Art Centers

7. Outdoor Athletic Facilities
8. Outdoor Recreation Areas
9. Parks
10. Temporary Outdoor Performing Arts Centers
11. Temporary Outdoor Sales
12. Temporary Outdoor Showgrounds and Exhibition Facilities
13. Urban Roadside Stands
14. Vegetative Stormwater Treatment Systems and Underground Storage Facilities
15. Public Parking for Surfer's Beach
16. Public Restrooms and Showers
17. Public Pedestrian Trails and Bicycle Trails
18. Realignment of Highway 1

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

1. Minimum Parcel Area: 3.5 acres.

2. Maximum Building Height: 16 feet.

3. Minimum Building Setbacks

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

4. Maximum Parcel Coverage: Ten percent (10%) parcel size.

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

5. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size.

The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins.

Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

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

6. Landscaping

All building and structures shall be screened with sufficient landscaping to obscure and soften their appearance when viewed from Highway 1. All landscaping shall be drought-tolerant, and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed. No plant species listed as "noxious weed" by the State of California or the U.S. Government shall be utilized within the property.

7. Signs

a. Prohibited Signs:

- (1) Signs having animated, moving, rotating, inflatable, or flashing parts.
- (2) Signs emitting intense and highly focused light, including beacons.
- (3) Off-premises signs, including billboards.

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

c. Maximum Sign Display Area: 20 sq. ft. on each sign face.

8. Winter Grading

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

9. Traffic Control

In addition to all other applicable policies of the LCP, all development that generates traffic demand, including temporary uses, shall comply with LCP Policies 2.57.1 and 2.57.2.

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

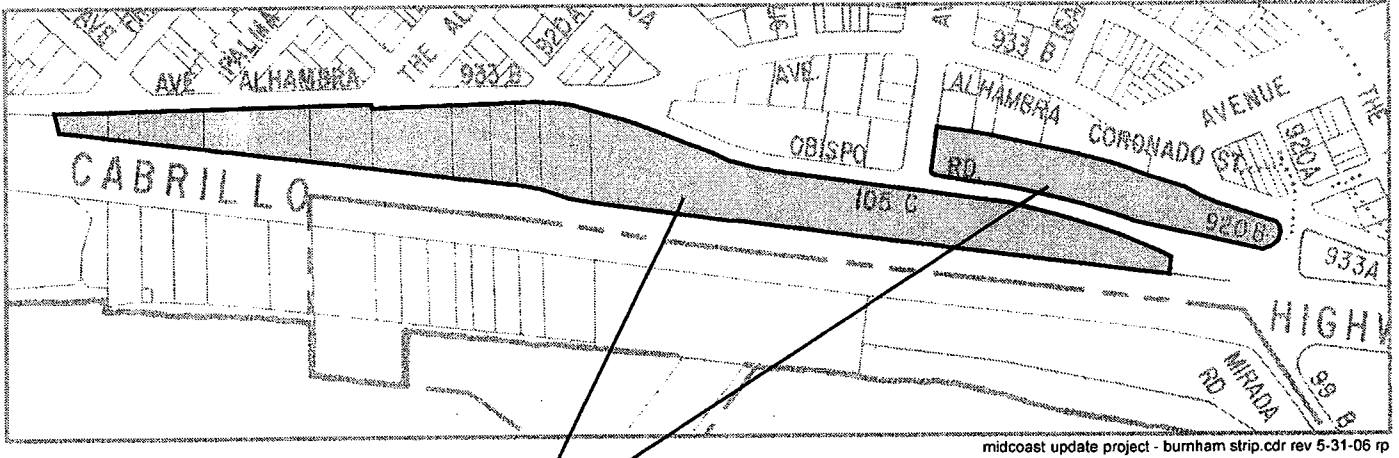
SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

EXHIBIT "A"



COSC/DR to EG/DR

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6358. MAXIMUM HEIGHT OF STRUCTURES. In the Planned Agricultural District, no residential or commercial structure shall exceed three stories or 36 feet in height, except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405, of the San Mateo County Ordinance Code; and (2) in the Midcoast LCP Update Project Area, as shown on the map included in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet.

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

SECTION 6360. MIDCOAST RESIDENTIAL FLOOR AREA.

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

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

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

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

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

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

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

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

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

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner

where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 6908A. MAXIMUM HEIGHT OF STRUCTURES. In the RM-CZ District, no residential or commercial structure shall exceed three stories or 36 feet in height except: (1) as allowed by use permit provisions in Chapter 22, Article 2, Section 6405 of the San Mateo County Ordinance Code; and (2) in the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, no residential structure shall exceed 28 feet in height. If any portion of a structure is used for residential purposes, the height limit for the entire structure is 28 feet.

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

SECTION 6908C. MIDCOAST RESIDENTIAL FLOOR AREA.

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

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

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

- b. In addition to the limitations set forth in subsection a., permit 250 sq. ft. bonus building floor area for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.

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

SECTION 6908D. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15, the amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

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

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

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

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

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

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

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

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

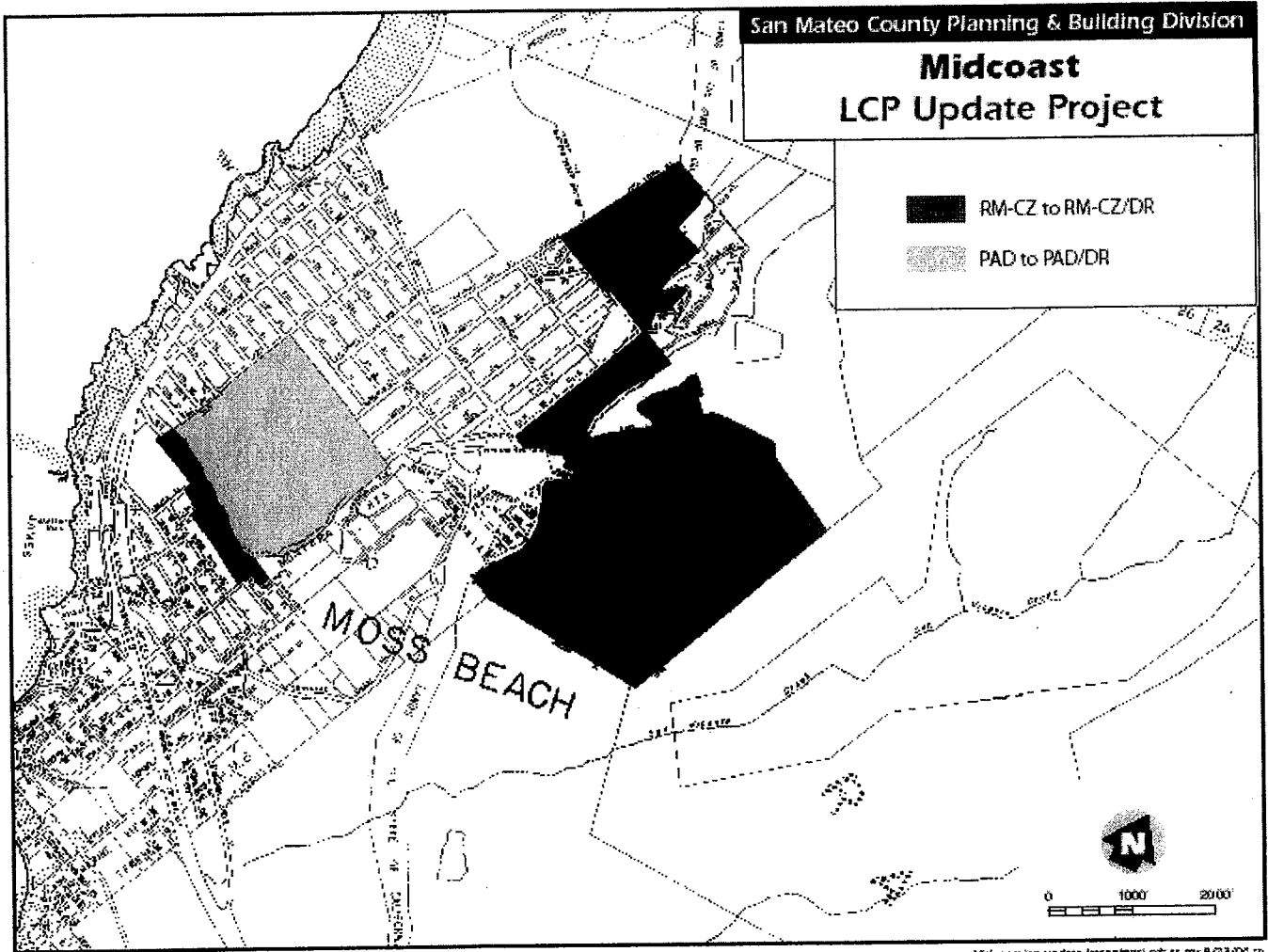
1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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EXHIBIT "A"



ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

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

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

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

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

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

any portion of a structure is used for residential purposes, the entire structure is subject to Design Review.

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

SECTION 6565.7. ACTION ON APPLICATION FOR DESIGN REVIEW.

A. Review or action on an application for Design Review shall be taken by the Design Review Committee for projects located in the following communities:

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

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

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

SECTION 6565.20(I). MIDCOAST DESIGN REVIEW GLOSSARY

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

11. **Corbel** – A projection from a wall, sometimes supporting a load and sometimes for decorative effect.
12. **Cornice** – The exterior detail at the meeting of a wall and a roof overhang; a decorative molding at the intersection of a wall and a ceiling.
13. **Crawl Space** – The area between the floor joists and the ground, usually a space that is not tall enough to stand in; also referred to as under-floor area.
14. **Dormer** – A structure protruding through the plane of a sloping roof, usually with a window and its own smaller roof.
15. **Easement** – An area of land, usually deed restricted, that in most cases cannot be built upon because it provides access to a structure or to utilities such as power, water, or sewer lines.
16. **Eave** – The part of the roof that overhangs or projects from the wall of a building.
17. **Elevation** – A drawing that views a building from any of its sides; a vertical height above a reference point such as above sea level.
18. **Excavation** – The mechanical removal of earth material (County Ordinance Code Section 8601.24).
19. **Facade** – The face or front of a building.

20. **Fill** – A deposit of earth or waste material placed by artificial means (County Ordinance Code Section 8601.25).
21. **Floor Plan** – A drawing that shows the layout of a building, including the size, dimensions, and arrangement of the rooms.
22. **French Door** – Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.
23. **Grade** – The vertical location of the ground surface (County Ordinance Code Section 8601.27).
 - a. **Existing Grade** – The grade prior to or at the time of house construction/enlargement, providing that any prior grading on the site was approved by the County or occurred before 1960 when the County began regulating grading activities.
 - b. **Finished Grade** – The final grade of the site that conforms to the approved plan (County Ordinance Code Section 8601.31).
24. **Grading** – Any excavating, filling or placement of earth materials or combination thereof (County Ordinance Code Section 8601.31).
25. **Half-Timber** – A frame construction method where spaces between wood members are filled with masonry.

26. **Mullion** – A horizontal or vertical divider between sections of a window.
27. **Neighborhood** – The area surrounding an existing or proposed home as described in Section 6565.20(B).
28. **Neighborhood Character** – The combination of qualities or features within a neighborhood that distinguishes it from other neighborhoods (see Section 6565.20(B)).
29. **Obscure Glass** – Glass that is not transparent.
30. **Ornamentation** – That which decorates or adorns; embellishment.
31. **Parapet** – A portion of wall that extends above the edge of the roof.
32. **Perspective** – A type of drawing that gives a 3D view of a building or space using specific viewpoints and vanishing points.
33. **Pitch** – The slope of a roof or other plane, often expressed as inches of rise per foot of run.
34. **Private View** – A range of vision from private property.
35. **Public View** – A range of vision from a public road or other public facility (see General Plan Policy 4.10).
36. **Rafters** – The sloping roof-frame members, typically wooden, that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman

and Bungalow style buildings the ends of these, called “rafter tails” are often left exposed rather than boxed in by a soffit.

37. **Ridgeline** – The tops of hills or hillocks normally viewed against a background of other hills (see LCP Policy 8.7).
38. **Rendering** – An artistic process applied to drawings to add realism.
39. **Rooftop Deck** – A platform incorporated into or forming the roof of a lower story, typically accessed from within an upper story.
40. **Roof Styles:**
 - a. **Flat** – A roof with a minimal roof pitch, usually about 1/8” per 12”.
 - b. **Gable** – A type of roof with two sloping surfaces that intersect at the ridge of the structure.
 - c. **Gambrel** – A type of roof formed with two planes on each side. The lower pitch is steeper than the upper portion of the roof.
 - d. **Hip** – A roof shape with four sloping sides that intersect to form a pyramidal or elongated pyramidal shape.
 - e. **Mansard** – A four-sided, steep-sloped roof.
 - f. **Shed** – A roof with a single pitch.

41. **Sash** – Window framework that may be fixed or moveable.
42. **Scale** – A relative level or degree, or a proportion or relation between two things (see Section 6565.20(D)). Also, an instrument bearing ordered marks at fixed intervals used as a reference standard on measurement.
43. **Section (Cross Section)** – A type of drawing that cuts vertically through a building to show the interior and construction of a building.
44. **Sensitive Habitat** – (See LCP Policy 7.1.)
45. **Siding** – The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.
46. **Skyline** – The line where sky and land masses meet (see LCP Policy 8.7).
47. **Site Plan** – A drawing that shows the layout of a site including the topography, vegetation, surface water, etc., on a site.
48. **Split-Level** – A house that has two levels, one about a half a level above or below the other.

49. **Story** – A space in a building between the surface of any floor including a basement floor and the surface of the floor or roof next above but not including any attic or under floor area (Zoning Regulations Section 6102.73). Typically, a story is a major section of a house that sits directly above or below other floors, while a “floor level” may be at a greater or lower height than other floors, but does not sit directly above or below them.
50. **Stucco** – A material, usually composed of cement, sand, and lime, applied to exterior walls to form a hard, uniform covering that may be either smooth or textured.
51. **Trim** – A piece of material which finishes the edge of a surface or opening. It is usually made of a different material or color from the adjacent surface.
52. **Vaulted** – An inclined ceiling area.
53. **Veneer** – A thin outer covering or non-load bearing masonry face material.
54. **Window Types:**
- a. **Bay** – A rectangular, curved or polygonal window extending beyond the main wall of the building.
 - b. **Casement** – A window that is hinged on the side and opens in or out.
 - c. **Clerestory** – A window or group of windows which are placed above the normal window height.

- d. **Double Hung** – A type of window in which the upper and lower halves slide past each other to provide an opening at the top or bottom of the window.
- e. **Glider/Slider** – A window with two overlapping sashes that slide horizontally in tracks.
- f. **Fanlight** – A window, often semicircular, over a door, with radiating muntins suggesting a fan.
- g. **Louver(ed)** – A window with horizontal slats to allow for ventilation.
- h. **Transom** – Horizontal window opening above a door or another window.

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or
2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or

3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

SECTION 6. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE
CODE CHAPTER 8, GRADING REGULATIONS TO REVISE SECTION 8605.6
TO INCLUDE WINTER GRADING CRITERIA FOR THE MIDCOAST LCP
UPDATE PROJECT AREA**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

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

SECTION 8605.6. TIME RESTRICTIONS.

a. **Outside the Midcoast LCP Update Project Area**

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

b. **Within the Midcoast LCP Update Project Area**

Within the Midcoast LCP Update Project Area, as shown on the map in the Appendix of San Mateo County Ordinance Code, Division IV, Chapter 15:

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

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

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

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) CHAPTER 3, PARKING, TO REVISE SECTION 6118 TO
ALLOW ONE REQUIRED PARKING SPACE TO BE PROVIDED UNCOVERED
FOR SELECT AFFORDABLE HOUSING DEVELOPMENT OR VOLUNTARY
LOT MERGER IN THE MIDCOAST**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 3, Section 6118
is hereby amended to read as follows:

SECTION 6118. GENERAL REQUIREMENTS.

- (a) Size and Access: Each off-street parking space shall have an area of not less than 171 sq. ft. exclusive of access drives or aisles, and shall be of usable shape, location and condition. However, for housing developments granted a Density Bonus for Provision of Affordable or Rental Housing (see Section 6305), up to fifty (50) percent of the required off-street parking spaces may be 128 sq. ft. to accommodate compact cars. There shall be adequate provision for ingress and egress to all parking spaces.

- (b) Type and Location: Parking spaces required in connection with residential uses shall be provided in private garages, carports, or storage garages

located on the same building site as the main building, except for the following which may be provided uncovered:

- (1) Parking spaces required for single-family dwellings on parcels less than 3,500 sq. ft. located in the Midcoast.
- (2) Not more than one parking space required for any substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
- (3) Not more than one parking space required for any parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.

No required parking space shall be permitted within a required front yard unless:

- (1) The slope of the front half of the lot on which the parking occurs has at least one foot rise or fall in elevation for every 7 feet measured horizontally.

- (2) It is an uncovered space serving a single-family dwelling on a parcel less than 3,500 sq. ft. in area located in the Midcoast.
 - (3) It is an uncovered space serving a substandard lot that is (a) smaller than 4,500 sq. ft. in area, (b) not in common ownership with contiguous lots, and (c) developed with an affordable (very low, low, or moderate income) single-family residential unit, i.e., subject to income and cost/rent restriction contracts with San Mateo County.
 - (4) It is an uncovered space serving a parcel whose substandard lots are voluntarily merged in accordance with the provisions of San Mateo County Board of Supervisors' Resolution No. 068386 (Exhibit "G") during the "voluntary merger period" described therein.
- (c) Parking spaces required in connection with uses permitted in "H," "C," or "M" Zones shall be provided in off-street parking areas located within 1,000 feet of the building such spaces are to serve.
- (d) Units of Measurement.
- (1) For the purpose of this Chapter, "Floor Area" in the case of offices, merchandising or service types of uses shall mean the gross floor area used, or intended to be used, for service to the public as customers, patrons, clients or patients, or as tenants, including areas occupied by fixtures and equipment used for display or sale of merchandise. It

shall not include areas used principally for non-public purposes such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilet or restrooms, for utilities, or for dressing rooms, fitting or alteration rooms.

(2) In hospitals, bassinets shall not be counted as beds.

(3) In stadia, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of determining requirements for off-street parking facilities under this part.

(4) When units of measurements determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space.

(e) Change in Use - Additions and Enlargement: Whenever in any building there is a change in use, or increase in floor area, or in the number of employees or other unit measurements specified hereinafter to indicate the number of required off-street parking spaces and such change or increase creates a need for an increase of more than ten (10) percent in the number of off-street parking spaces as determined by the tables in this Chapter,

additional off-street parking spaces shall be provided on the basis of the increased requirements of the new use, or on the basis of the total increase in floor area or in the number of employees, or in other unit of measurement; provided, however, that in case a change in use creates a need for an increase of less than five (5) off-street parking spaces, no additional parking facilities shall be required.

- (f) Mixed Occupancies and Uses Not Specified: In the case of a use not specifically mentioned in paragraph (b) of this section, the requirements for off-street parking facilities for a use which is so mentioned and to which said use is similar shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.
- (g) Collective Provision: Nothing in this Chapter shall be construed to prevent collective provisions of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking spaces supplied collectively shall not be less than the sum of the requirements for the various uses computed separately.
- (h) Joint Use: Not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a theater, bowling alley, dance hall, or an

establishment for the sale and consumption on the premises of alcoholic beverages, food or refreshments, and up to one hundred (100) percent of such facilities required for a church or an auditorium incidental to a public or parochial school, may be supplied by off-street parking facilities provided for other kinds of buildings or uses, as defined below, not normally open, used or operated during the principal operating hours of theaters, churches or the aforesaid establishments and not more than fifty (50) percent of the off-street parking facilities required by this Chapter for a building or use, as defined below, other than theaters, churches or the aforesaid establishments may be supplied by such facilities provided for theaters, churches, or the aforesaid establishments, provided that a properly drawn legal instrument is executed by the parties concerned for the joint use of the off-street parking facilities which instrument, duly approved as to form and manner of execution by the District Attorney, shall be filed with the application for a building permit.

Buildings or uses not normally open, used or operated during the principal operating hours of theaters, churches, or the aforesaid establishments are defined as banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, and manufacturing buildings and similar uses.

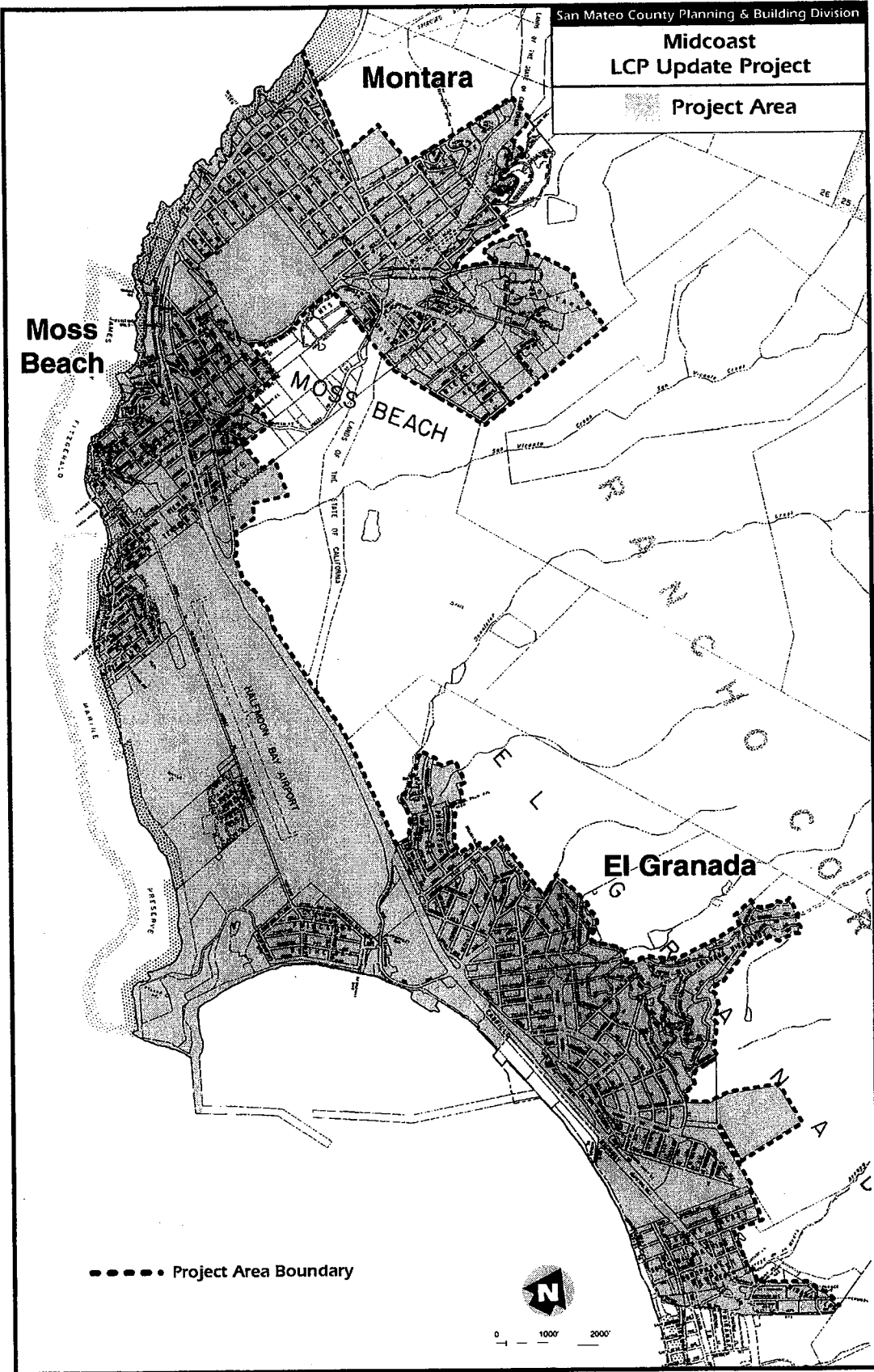
SECTION 2. The provisions of this ordinance do not apply to development that has fulfilled at least one of the following requirements before the effective date of this ordinance:

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

SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

**Midcoast
LCP Update Project**

 **Project Area**



----- Project Area Boundary



0 1000 2000'

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE SECTION 6115 (ZONING MAPS) TO REZONE PARCELS WITHIN THE DEVIL'S SLIDE BYPASS ALIGNMENT PROPERTY FROM RM-CZ AND R-1/S-17 TO COSC, AND TO PLACE A "LINEAR PARK AND TRAIL" OVERLAY DESIGNATION ON THE DEVIL'S SLIDE BYPASS ALIGNMENT PROPERTY BETWEEN THE MCNEE RANCH ACQUISITION OF MONTARA BEACH STATE PARK AND HIGHWAY 1

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps) is hereby amended to change the zoning for that area shown within the boundaries on the attached map identified as Exhibit "A" from "RM-CZ" and "R-1/S-17" to "COSC", and to place a "Linear Park and Trail" overlay designation on the Devil's Slide bypass alignment property between the McNee Ranch acquisition of Montara Beach State Park and Highway 1.

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

1. An application for each applicable development permit required by the County Zoning Regulations, including Coastal Development Permit application, has been submitted to the County and deemed complete; or

2. A building permit application has been submitted to the County and appropriate fees paid if no development permit is required by the County Zoning Regulations; or
3. A development agreement, consistent with the provisions of the LCP then in effect, has been recorded between the County and the property owner where the development will occur, and the proposed development conforms with the terms of that development agreement.

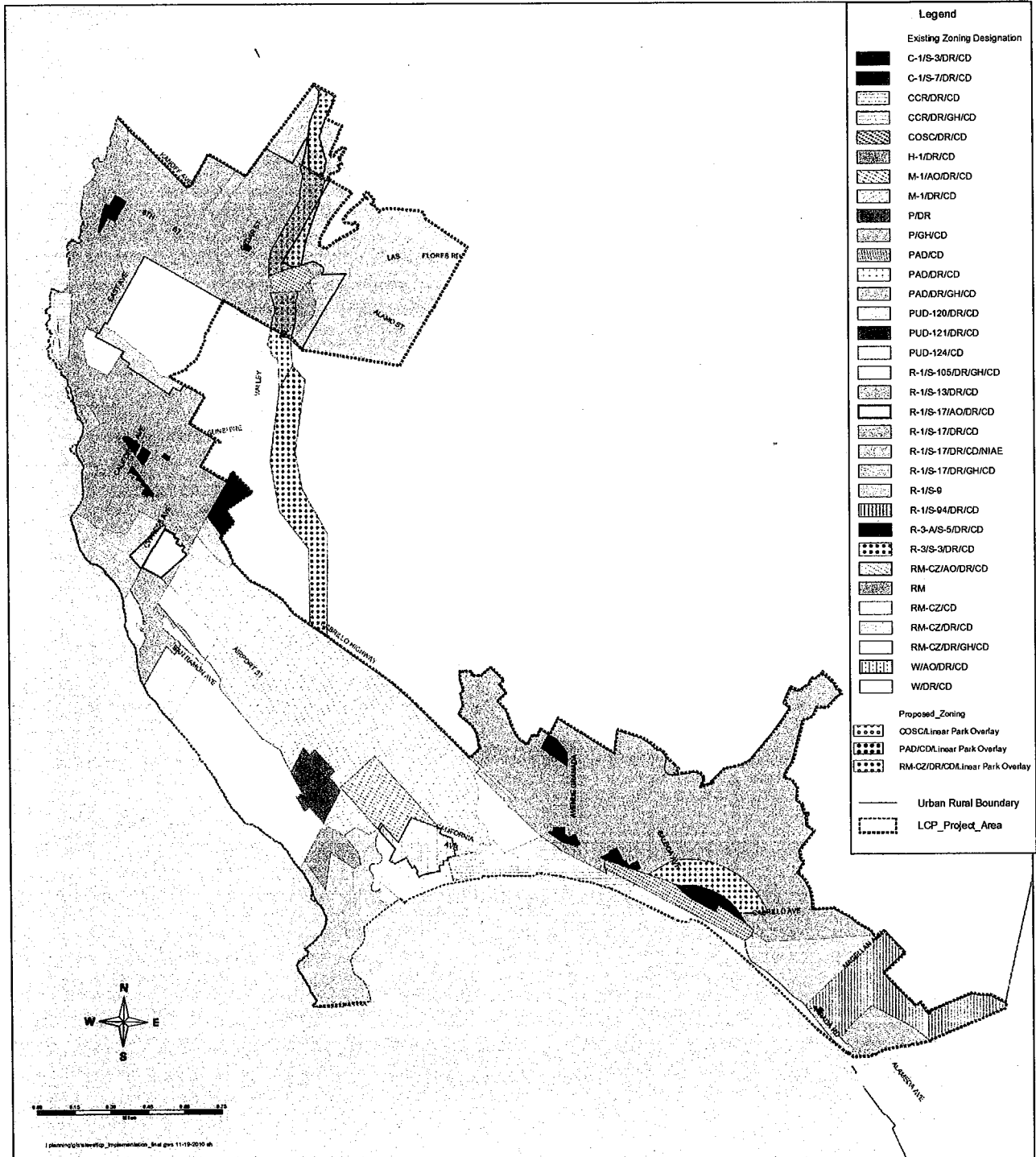
SECTION 3. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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EXHIBIT "A"

San Mateo County Planning & Building Department

Midcoast LCP Update Project -Implementation Plan



ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING THE SAN MATEO COUNTY ORDINANCE CODE
(ZONING ANNEX) CHAPTER 1, GENERAL PROVISIONS, TO ADD SECTION
6102.49.05 TO DEFINE HYDROMODIFICATION**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division IV, Chapter 1, Section

6102.49.05 is hereby added to read as follows:

6102.49.05. Hydromodification

Hydromodification is broadly defined as altering the hydrologic characteristics of water bodies to cause degradation of water resources. However, for the purpose of administering LCP policy, hydromodification shall mean any condition which, as a consequence of new impervious surface development and the construction of storm drainage systems, rainwater can no longer infiltrate into the soil and flows off-site in greater volume and erosive velocity than occurred under pre-project conditions to cause natural creeks or earthen channels to erode excessively, enlarge or otherwise change their configuration. The effects of this additional erosion, i.e., hydromodification, can include degradation of stream habitat, loss of water quality and property damage.

SECTION 2. This ordinance does not have the force of law until thirty (30) days after the California Coastal Commission has certified it, without modification, as being consistent with, and adequate to carry out, the certified Land Use Plan.

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