



General Plan

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Policies

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Policies

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VEGETATIVE, WATER, FISH AND WILDLIFE RESOURCES POLICIES

The County will:

GOALS AND OBJECTIVES

1.1 Conserve, Enhance, Protect, Maintain and Manage Vegetative, Water, Fish and Wildlife Resources

Promote the conservation, enhancement, protection, maintenance and managed use of the County's Vegetative, Water, Fish and Wildlife Resources.

1.2 Protect Sensitive Habitats

Protect sensitive habitats from reduction in size or degradation of the conditions necessary for their maintenance.

1.3 Protection and Productive Use of Economically Valuable Vegetative, Water, Fish and Wildlife Resources

Protect the availability and encourage the productive use of the County's economically valuable vegetative, water, fish and wildlife resources in a manner which minimizes adverse environmental impacts.

1.4 Access to Vegetative, Water, Fish and Wildlife Resources

Protect and promote existing rights of public access to vegetative, water, fish and wildlife resources for purposes of study and recreation consistent with the need to protect public rights, rights of private property owners and protection and preservation of such resources.

DEFINITIONS

1.5 Definition of Vegetative Resources

Define vegetative resources as plants and plant communities, including timber but excluding agricultural crops.*

1.6 Definition of Water Resources

Define water resources as all surface water bodies, groundwater bodies and recharge areas, including perennial and intermittent streams.

1.7 Definition of Fish and Wildlife Resources

Define fish and wildlife resources as all non-domesticated animals.

1.8 Definition of Sensitive Habitats

Define a sensitive habitat as any area where the vegetative, water, fish and wildlife resources provide especially valuable and rare plant and animal habitats that can be easily disturbed or degraded. These areas include but are not limited to: (1) habitats containing or supporting rare or unique species; (2) riparian corridors; (3) marine and estuarine habitats; (4) wetlands; (5) sand dunes; (6) wildlife refuges, reserves, and scientific study areas; and (7) important nesting, feeding, breeding or spawning areas.

1.9 Definition of Rare or Unique Species

Define rare or unique species as any plant or animal that is determined to be rare, endangered, threatened, unique to the County and adjacent areas or protected by Federal or State law and State and County EIR guidelines.

*Agricultural crops and additional discussion of timber resources are presented in Rural Land Use Chapter.

1.10 Definition of Riparian Corridors

Define riparian corridors as the vegetative and wildlife areas adjacent to perennial and intermittent streams and other freshwater bodies, such as lakes, ponds, and reservoirs. Delineate these riparian corridors by the "limit of riparian vegetation," i.e., a line determined by the existence of plant species normally found near streams, lakes, and other freshwater bodies.

1.11 Definition of Marine and Estuarine Habitats

Define marine and estuarine habitats as habitats of any marine-dependent plant or animal located in or near the Pacific Ocean or San Francisco Bay, including beaches, offshore reefs, kelp beds, tide pools, sea caves, islets and offshore rocks, sea cliffs, bays and estuaries.

1.12 Definition of Wetlands

Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally grow in water or wet ground. Wetlands include fresh or salt water marshes, mud flats, brackish, tidal or seasonal wet areas and can occur along the margins of streams, lakes and ponds.

1.13 Definition of Wildlife Refuges, Reserves, and Scientific Study Areas

Define wildlife refuges, reserves, and scientific study areas as those areas designated by public and/or owned by private agencies for the purposes of protecting, maintaining, and studying important vegetative, water, fish and wildlife resources.

1.14 Definition of Buffer Zones

Define Buffer Zones as those areas adjacent to sensitive habitats which are necessary to allow for periodic, seasonal or ecological changes which could affect the boundaries of sensitive habitats.

1.15 Definition of Productive Uses of Vegetative, Water, Fish and Wildlife Resources

Define productive use as any activity involving the use, removal or alteration of vegetative, water, fish and wildlife resources from their natural environment for human use or economic purposes.

1.16 Definition of Economically Valuable Vegetative, Water, Fish and Wildlife Resources

Define economically valuable vegetative, water, fish and wildlife resources as those resources which are important to the economy because they:

1. Provide income, employment or tax benefits accruing to the landowner or operator;
2. Support experimental or research and development activities which hold future commercial potential;
3. Are essential to the continuance of other economic activity;
4. Are significant components of the scenic quality and uniqueness of San Mateo County which add to the value of property or attract visitors.

1.17 Definition of Incompatible Vegetation, Fish and Wildlife

Define incompatible vegetation, fish and wildlife as any plant, fish, or animal, or concentration of plants or animals which are found to be harmful to the surrounding environment or pose a threat to public health, safety and welfare.

1.18 Definition of Development

Define development as the construction, reconstruction, conversion, relocation or enlargement of any structure; the division of a parcel of land into two or more parcels; any mining, excavation, landfill or land disturbance including grading; and changes in land uses.

DESIGNATIONS

1.19 Designation of Sensitive Habitats

Designate as sensitive habitats those areas which meet the definition of sensitive habitats. Recognize the Sensitive Habitats Map (dated December 1984) or subsequent updates or refinements as indicative of the distribution of sensitive habitats within San Mateo County, based upon the best and most current information available.

GENERAL POLICIES

1.20 Importance of Sensitive Habitats

Consider areas designated as sensitive habitats as a priority resource requiring protection.

1.21 Importance of Economically Valuable Vegetative, Water, Fish and Wildlife Resources

Consider Vegetative, Water, Fish and Wildlife Resources which are economically valuable as a priority resource to be enhanced, utilized, managed and maintained for the needs of present and future generations.

REGULATION OF DEVELOPMENT

1.22 Regulate Development to Protect Vegetative, Water, Fish and Wildlife Resources

- a. Regulate land uses and development activities to prevent, and if infeasible mitigate to the extent possible, significant adverse impacts on vegetative, water, fish and wildlife resources.
- b. Place a priority on the managed use and protection of vegetative, water, fish and wildlife resources in rural areas of the County.

1.23 Regulate Location, Density and Design of Development to Protect Vegetative, Water, Fish and Wildlife Resources

Regulate the location, density and design of development to minimize significant adverse impacts and encourage enhancement of vegetative, water, fish and wildlife resources.

RESOURCE PROTECTION

1.24 Protect Vegetative Resources

Ensure that development will: (1) minimize the removal of vegetative resources and/or; (2) protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or sedimentation; and/or (3) protect historic and scenic trees.

1.25 Protect Water Resources

Ensure that development will: (1) minimize the alteration of natural water bodies, (2) maintain adequate stream flows and water quality for vegetative, fish and wildlife habitats; (3) maintain and improve, if possible, the quality of groundwater basins and recharge areas; and (4) prevent to the greatest extent possible the depletion of groundwater resources.

1.26 Protect Fish and Wildlife Resources

Ensure that development will minimize the disruption of fish and wildlife and their habitats.

SENSITIVE HABITATS

1.27 Regulate Development to Protect Sensitive Habitats

Regulate land uses and development activities within and adjacent to sensitive habitats in order to protect critical vegetative, water, fish and wildlife resources; protect rare, endangered, and unique plants and animals from reduction in their range or degradation of their environment; and protect and maintain the biological productivity of important plant and animal habitats.

1.28 Establish Buffer Zones

Establish necessary buffer zones adjacent to sensitive habitats which include areas that directly affect the natural conditions in the habitats.

1.29 Uses Permitted in Sensitive Habitats

Within sensitive habitats, permit only those land uses and development activities that are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research, trails and scenic overlooks and, at a minimum level, necessary public service and private infrastructure.

1.30 Uses Permitted in Buffer Zones

Within buffer zones adjacent to sensitive habitats, permit the following land uses and development activities: (1) land uses and activities which are compatible with the protection of sensitive habitats, such as fish and wildlife management activities, nature education and research,

trails and scenic overlooks, and at a minimum level, necessary public and private infrastructure; (2) land uses which are compatible with the surrounding land uses and will mitigate their impact by enhancing or replacing sensitive habitats; and (3) if no feasible alternative exists, land uses which are compatible with the surrounding land uses.

1.31 Regulate the Location, Siting and Design of Development in Sensitive Habitats

Regulate the location, siting and design of development in sensitive habitats and buffer zones to minimize to the greatest extent possible adverse impacts, and enhance positive impacts.

1.32 Performance Criteria and Development Standards

Establish performance criteria and development standards for development permitted within sensitive habitats and buffer zones, to prevent and if infeasible mitigate to the extent possible significant negative impacts, and to enhance positive impacts.

PRODUCTIVE USES

1.33 Regulate Productive Uses of Vegetative, Water, Fish and Wildlife Resources

Regulate resource productive uses which are subject to local control in order to prevent and if infeasible mitigate to the extent possible significant adverse impacts on vegetative, water, fish and wildlife resources and to maintain and enhance the (1) productivity of forests and other vegetative resources; (2) productive capacity and quality of groundwater basins and recharge areas, streams, reservoirs, and other water bodies; (3) productivity of fisheries and other fish and wildlife resources; and (4) the recreational value and aesthetic value of these areas.

1.34 Protect Productive Uses of Vegetative, Water, Fish and Wildlife Resources

Regulate development in order to protect and promote the managed use of vegetative, water, fish and wildlife resources.

1.35 Protect the Productive Use of Timber Resources

Ensure that land uses and development within timber harvesting areas will not significantly detract from or inhibit the use of the property for the growing and harvesting of timber.

1.36 Protect the Productive Use of Water Resources

Ensure that land uses and development on or near water resources will not impair the quality or productive capacity of these resources.

1.37 Encourage Aquaculture

Encourage the development of aquacultural uses in a manner which minimizes adverse environmental impacts on surrounding vegetative, water, fish and wildlife resources and sensitive habitats.

CONTROL OF INCOMPATIBLE VEGETATIVE, FISH AND WILDLIFE RESOURCES

1.38 Control Incompatible Vegetation, Fish and Wildlife

Encourage and support the control of vegetation, fish and wildlife resources which are harmful to the surrounding environment or pose a threat to public health, safety and welfare.

1.39 Minimize Adverse Impacts of Programs Controlling Incompatible Vegetation, and Fish and Wildlife

Minimize the negative impacts and risks of programs controlling incompatible vegetation, fish and wildlife.

RESOURCE MANAGEMENT COORDINATION

1.40 Encourage Coordinated, Countywide Management of Vegetative, Water, Fish and Wildlife Resources

Encourage all Federal, State, regional, County, and city agencies with jurisdiction in San Mateo County to cooperate and coordinate the management and protection of vegetative, water, fish and wildlife resources.

ACQUISITION AND MANAGEMENT OF SENSITIVE HABITATS

1.41 Encourage Public Agencies and Private Groups to Acquire Significant Sensitive Habitats

Encourage public agencies and private groups to acquire and manage significant sensitive habitats because of the (1) biological and scientific significance of the habitat, (2) degree of endangerment from development or other activities, and (3) accessibility for educational and scientific uses and vulnerability to overuse.

PROGRAM RESPONSIBILITIES

ROLE OF THE COUNTY

1.42 Develop a Sensitive Habitat Information Base

Develop and maintain clear, detailed and comprehensive maps and other information identifying sensitive habitats in the unincorporated area of San Mateo County.

1.43 Develop Standard Mitigation Measures

Develop mitigation measures which could be the basis for measures recommended to protect sensitive habitats, vegetative, water, fish and wildlife resources and their productive uses from development activities in the County.

1.44 Improvement of Damaged Resources

Encourage programs which repair and/or enhance damaged vegetative, water, fish and wildlife resources and sensitive habitats, with the goal of returning them to their natural condition.

1.45 Consolidate Regulations Protecting Sensitive Habitats in Rural Areas

- a. Consolidate existing performance criteria and development standards to regulate all development in sensitive habitats in rural areas.
- b. Consider using the consolidated regulations as an overlay zoning district.

1.46 Develop Performance Criteria and Development Standards for Sensitive Habitats in Urban Areas

- a. Develop a set of performance criteria and development standards to protect sensitive habitats in urban areas.
- b. Consider using the regulations as an overlay zoning district.

1.47 Develop Guidelines for Vegetation and Debris Control in Riparian Corridors

Develop guidelines for vegetation and debris control in riparian corridors. Such guidelines should set forth clear direction on procedures to: (1) facilitate the abatement of avoidable flood hazards and (2) minimize adverse impacts on riparian communities.

1.48 Encourage the Management of Riparian Corridors

Encourage and, to the maximum extent feasible, reward the efforts of those responsible for managing riparian corridors in a manner that is consistent with County and State guidelines.

ROLE OF OTHER PUBLIC AGENCIES

1.49 Support Resource Management Efforts of Other Agencies

Recognize, encourage and cooperate with the efforts of public agencies and private groups which are consistent with the goals, objectives and policies of this chapter.

SOIL RESOURCES POLICIES

The County will:

GOALS AND OBJECTIVES

2.1 Protect and Preserve Soil as a Resource

Protect and preserve the availability and quality of soil as a resource for its ability to sustain healthy plant, animal, and human life within San Mateo County.

2.2 Minimize Soil Erosion

Minimize soil erosion through application of appropriate conservation practices.

2.3 Prevention of Soil Contamination

Prevent soil contamination through the appropriate use, storage, and disposal of toxic substances.

2.4 Protection of Productive Soil Resources

Protect productive soil resources from abuse, misuse, and degradation.

2.5 Minimize Depletion of Productive Soil Resource in Agricultural Areas

Minimize depletion of productive soil resources in agricultural areas through application of appropriate management practices.

DEFINITIONS

2.6 Definition of Productive Soil Resources

Define productive soil resources as soils in rural areas capable of feasible or economic agricultural and timber production.

2.7 Definition of Soils with Agricultural Capability

As designated on the Productive Soils Resource Map, define productive soils with agricultural capability as including, but not limited to:

- a. Soils with the best combination of physical and chemical features for the production of agricultural crops, or
- b. Soils which have a good combination of natural, physical, and chemical characteristics for producing agricultural products,¹ and for which a dependable source of irrigation water is available, or
- c. Soils that are of statewide importance for the production of food, feed, fiber, forage and oilseed crops, or
- d. Soils other than identified in subsection c that are used for the production of specific high value food and fiber crops, or
- e. Soils that have been identified as having local importance for agriculture by the County with the assistance of the Agricultural Advisory Committee, or
- f. Soils which are or recently have been in agricultural production, or
- g. Soils which support vegetation, whether grown naturally or managed, feasible for grazing or browsing of livestock.

¹As determined by the State Department of Conservation--Advisory Guidelines for the Farmland Monitoring Program (Sections 201.1, 202.1) April, 1984.

2.8 Definition of Productive Soils With Timber Capability

Define productive soils with timber capability as including, but not limited to:

- a. Soils which have a combination of physical and chemical characteristics necessary for productive timber growth.
- b. Soils which are supporting productive timber growth.

2.9 Definition of Soil Erosion

Define soil erosion as the process by which soil is detached and transported by running water, wind, and gravity. Include naturally occurring soil erosion, and that accelerated by human activity.

2.10 Definition of Soil Contamination

Define soil contamination as the addition of chemical or other degrading substances to soil such that the soil becomes toxic or injurious to plant or animal life.

2.11 Definition of Protective Use of Productive Soil

Define protective use of productive soil as any activity which preserves, renews, and sustains the ability of the soil to support plant and animal life.

2.12 Definition of Good Soil Conservation Techniques

Define good soil conservation techniques as any activity which preserves, renews and sustains the ability of the soil to support plant and animal life; including but not limited to, public or private land in a natural condition, and properly managed agriculture and forestry.

2.13 Definition of Nonprotective Use of Productive Soil

Define nonprotective use of productive soil as any activity which eliminates, depletes, or significantly alters the availability and capacity of soil to support plant and animal life.

2.14 Definition of Improper Soil Conservation Techniques

Define improper soil conservation techniques as any activity which significantly alters the availability and capacity of soil to support plant and animal life.

2.15 Definition of Soil Conversion

Define soil conversion as the process of (a) transforming productive soil from a protective use to a nonprotective use, or, (b) shifting from good soil conversion techniques to poor soil conversion techniques.

DESIGNATIONS

2.16 Designation of Productive Soil Resources

Recognize the Productive Soil Resources Map (dated December 1984), and subsequent updates, as representative of the distribution of productive soil resources within San Mateo County, based upon the best and most current information available.

REGULATION OF DEVELOPMENT

2.17 Regulate Development to Minimize Soil Erosion and Sedimentation

Regulate development to minimize soil erosion and sedimentation; including, but not limited to, measures which consider the effects of slope, minimize removal of vegetative cover, ensure stabilization of disturbed areas and protect and enhance natural plant communities and nesting and feeding areas of fish and wildlife.

2.18 Encouragement of Soil Protective Uses

Encourage the continuance and expansion of soil protective uses in rural areas, specifically agriculture and forestry, for their ability to protect soil as an available resource, as well as produce beneficial food, fiber, and decorative crops.

2.19 Preferred Uses in Areas With Productive Soil Resources

Give preference to soil protective land uses in areas with productive soil resources. Allow other land uses which are compatible with soil protective uses and which minimally impact the continued availability and productivity of productive soil resources.

2.20 Regulate Location and Design of Development in Areas With Productive Soil Resources

Regulate location and design of development in a manner which is most protective of productive soil resources, including, but not limited to, measures which require clustering of structures.

2.21 Protect Productive Soil Resources Against Soil Conversion

Regulate land use and subdivision of productive soil resources and encourage appropriate management practices to protect against soil conversion. Regulations should place priorities according to the relative productive characteristics of the resource.

2.22 Regulate Forestry Operations Against Accelerated Soil Erosion

Regulate forestry operations to protect against accelerated soil erosion and sedimentation through measures which include construction of water-breaks, slope stabilization, restricted seasonal operation, and stream-side protection.

2.23 Regulate Excavation, Grading, Filling, and Land Clearing Activities Against Accelerated Soil Erosion

Regulate excavation, grading, filling, and land clearing activities to protect against accelerated soil erosion and sedimentation.

2.24 Regulate Surface Mining Operations Against Accelerated Soil Erosion

Regulate surface mining operations to protect against accelerated soil erosion and sedimentation through measures which ensure siltation control and site reclamation.

2.25 Regulate Topsoil Removal Operations Against Accelerated Soil Erosion

Regulate topsoil removal operations to protect against accelerated soil erosion and sedimentation through measures which ensure slope stabilization and surface drainage control.

2.26 Regulate Oil and Gas Well Operations Against Accelerated Soil Erosion

Regulate oil and gas well operations to protect against accelerated soil erosion and sedimentation through measures which include establishment of streamside buffer strips, construction of water breaks, roadside berms, and site revegetation.

2.27 Regulate Development and Agriculture Against Soil Contamination

Regulate development and agriculture to protect against soil contamination through measures which ensure proper use, storage, and disposal of toxic chemicals and pesticides.

2.28 Regulate Agricultural Activities Against Soil Depletion in Agricultural Areas

Regulate agricultural activities to minimize against soil depletion.

RESOURCE MAINTENANCE

2.29 Promote and Support Soil Erosion Stabilization and Repair Efforts

Promote and support efforts aimed at stabilization of ongoing soil erosion and repair of erosion caused land scars.

2.30 Emergency Creekside Erosion Control

Assure timely implementation of emergency creekside erosion control activities.

2.31 Support and Reward Soil Improvement Efforts

Support and, to the maximum extent feasible, reward the efforts of individuals who have voluntarily enhanced soil productivity and nutrient level.

PROGRAM RESPONSIBILITIES

ROLE OF OTHER AGENCIES

2.32 Support Soil Protection Efforts of Other Agencies

Recognize, encourage and cooperate with the efforts of public agencies and private groups which are consistent with the goals, objectives and policies of this chapter.

MINERAL RESOURCES POLICIES

The County will:

GOALS AND OBJECTIVES

3.1 Mineral Resource Identification, Protection and Extraction

Identify Significant Mineral Resource Areas, protect the availability of mineral resources located within these areas and encourage their extraction in a manner which minimizes adverse environmental impacts.

3.2 Protection of Significant Mineral Resource Areas

Protect Significant Mineral Resource Areas from encroachment by incompatible land uses.

3.3 Prevention of Environmental Impacts

Minimize the impact of mineral extraction activities on the surrounding natural and built environment through the application of appropriate management practices including, but not limited to, minimizing surface disturbance, air pollution, water pollution, noise pollution, vibration, and traffic impacts.

3.4 Reclamation of Mineral Extraction Areas

Plan for the rehabilitation and reuse of mineral extraction areas.

DEFINITIONS

3.5 Definition of Significant Mineral Resource Areas

Define Significant Mineral Resource Areas as lands in rural areas containing minerals capable of being extracted for commercial use, including, but not limited to:

- a. Lands on which minerals are being extracted for commercial use.
- b. Lands classified as Mineral Resource Zone 2 (MRZ-2) by the State Geologist, and designated by the State Mining and Geology Board as containing mineral deposits of regional or statewide significance.

3.6 Definition of Buffer Lands

Define buffer lands as lands which are used to protect public safety by providing sufficient distance and screening between mineral extraction activities and incompatible land uses.

DESIGNATIONS

3.7 Designation of Significant Mineral Resource Areas

Designate Significant Mineral Resource Areas as those meeting the definition in Policy 3.5, including but not limited to, those areas shown as Significant Mineral Resource Areas on the Mineral Resources Map.

REGULATION OF DEVELOPMENT

3.8 Identify and Protect Significant Mineral Resource Areas from Incompatible Land Uses

Identify and protect Significant Mineral Resource Areas from preclusive and incompatible land uses both within and adjacent to the site to insure that mineral resources continue to be available as needed.

3.9 Permitted Uses Within Significant Mineral Resource Areas

Regulate development within Significant Mineral Resource Areas permitting only those land uses which are compatible with existing or potential mineral resource extraction operations.

3.10 Permitted Uses Adjacent to Significant Mineral Resource Areas

Regulate development adjacent to Significant Mineral Resource Areas (within the impact area) permitting only those land uses which are compatible with mineral extraction activities and other land uses which protect public safety.

3.11 Encourage the Extraction of Minerals Located Within Significant Mineral Resource Areas

Encourage the extraction of minerals located within Significant Mineral Resource Areas provided the mineral resource extraction would not be in serious conflict with existing land uses, land uses proposed in the General Plan and area plans, and sensitive habitats.

3.12 Extraction of Minerals Located Outside of Significant Mineral Resource Areas

Allow the extraction of minerals located outside of Significant Mineral Resource Areas provided the mineral resource extraction would not be in serious conflict with existing land uses, land uses proposed in the General Plan and area plans, and sensitive habitats.

3.13 Locating New Quarries

Allow new quarries to be located in areas where the resulting impacts, including, but not limited to, those on visual quality, noise levels (both absolute and relative to ambient noise levels), air quality and traffic can be mitigated to levels compatible with existing land uses, land uses proposed in the General Plan and area plans, and sensitive habitats.

3.14 Establishing Buffer Lands Adjacent to Quarry Operations

Establish buffer lands adjacent to existing and new quarry operations to protect them from incompatible land uses and to assure that existing land uses, particularly residential uses, are protected from the negative impacts resulting from the extraction operation.

3.15 Regulation of Quarrying and Dredging Operations

Regulate the quarrying for crushed and broken stone or limestone and the dredging for shells to encourage the development of these resources and to protect the environment including, but not limited to, minimizing air pollution, impedance of groundwater movement and water quality degradation, damage to wildlife habitats, flooding, erosion, degradation of scenic quality, noise pollution, and traffic impacts.

3.16 Regulation of Onshore Oil and Gas Operations

Regulate onshore oil and gas operations, including, but not limited to, the regulation of the exploration, production, removal, storage and transportation of oil and gas and other incidental operations in a manner which encourages the development of onshore oil and gas resources and protects natural resources, freshwater sources and agriculture.

3.17 Amending Onshore Oil and Gas Well Regulations

Prior to amending County regulations governing onshore oil and gas development, consider both the costs to the applicant to meet the proposed new or revised requirements and the environmental and land use benefits.

3.18 Compatibility of Onshore Oil and Gas Development with the Productive Use of Surface Resources

Permit the extraction of onshore oil and gas on lands designated for the productive use of surface resources such as agriculture and timber harvesting provided that the overall productivity of the surface resource is not significantly diminished and feasible alternative extraction sites are not available.

3.19 Protection of Natural Resources

Regulate land uses and require environmental review of extraction operations in a manner which fosters protection of natural resources.

3.20 Onshore Facilities for Offshore Oil Development

Prohibit onshore facilities for offshore oil development.

PROGRAM RESPONSIBILITIES

ROLE OF THE COUNTY

3.21 Update Significant Mineral Resource Map

Periodically update the map identifying Significant Mineral Resource Areas in San Mateo County as new information is made available by the State Geologist, State Board of Mining and Geology, or other sources.

3.22 Opposition to the Development of Offshore Oil Resources Which Could Affect San Mateo County

Advise State and Federal agencies on the County's objections to the development of offshore oil resources.

3.23 Implementation of Reclamation Plans

At the time quarrying operations are terminated, develop and implement land use designations which are consistent with quarry reclamation plans.

VISUAL QUALITY POLICIES

The County will:

GOALS AND OBJECTIVES

4.1 Protection of Visual Quality

- a. Protect and enhance the natural visual quality of San Mateo County.
- b. Encourage positive visual quality for all development and minimize adverse visual impacts.
- c. Encourage citizen awareness and interest in San Mateo County's scenic resources.

4.2 Protection of Shorelines

- a. Protect and enhance the visual quality of and from shorelines of bodies of water including lakes, reservoirs, streams, bays, ocean, sloughs.
- b. Maximize the preservation of significant public ocean views.

4.3 Protection of Vegetation

Minimize the removal of visually significant trees and vegetation to accommodate structural development.

4.4 Appearance of Rural and Urban Development

Promote aesthetically pleasing development in rural and urban areas.

DEFINITIONS

4.5 Definition of Development

Define development as the construction, reconstruction, conversion, relocation or enlargement of any structure; the division of a parcel of land into two or more parcels; any mining, excavation, landfill or land disturbance; and changes in land uses.

4.6 Definition of Structure

Define a structure as anything constructed for use or occupancy whether constructed or erected on, above, or below the surface of land or water. This does not include roads, paved areas or temporary structures. Temporary structures are without a foundation or footings and can be removed when the designated time or use for which the structure was erected has ceased.

4.7 Definition of Ridgelines and Skylines

- a. Define ridgelines as the tops of hills or hillocks normally viewed against a background of other hills.
- b. Define skylines as the line where sky and land masses meet.

4.8 Definition of Visual Resources

Define visual resources as those attractive visible elements of the natural and developed landscape, such as landforms, vegetative forms, water bodies, structures and communities.

4.9 Definition of Visual Quality

Define visual quality as the visual attributes of natural landscapes, structures and communities.

4.10 Definition of Public View

Define public view as a range of vision from a public road or other public facility.

4.11 Definition of Scenic Road

Define a scenic road as a designated travel route providing outstanding views of natural landscapes and attractive man-made development.

4.12 Definition of Scenic Corridors

Define a scenic corridor as land adjacent to a scenic road right-of-way which, when seen from the road, provides outstanding views of natural landscapes and attractive man-made development.

GENERAL POLICIES

4.13 Public Education

Encourage private citizen awareness and interest in protecting the visual quality of the County through educational programs.

4.14 Appearance of New Development

- a. Regulate development to promote and enhance good design, site relationships and other aesthetic considerations.
- b. Regulate land divisions to promote visually attractive development.

4.15 Supplemental Design Guidelines for Communities

Encourage the preparation of supplemental site and architectural design guidelines for communities that include, but are not limited to, criteria that reflect local conditions, characteristics and design objectives and are flexible enough to allow individual creativity.

4.16 Protections for Coastal Features

Regulate coastal development to protect and enhance natural landscape features and visual quality through measures that ensure the basic integrity of sand dunes, cliffs, bluffs and wetlands.

4.17 Oil and Gas Well Operations

Regulate the appearance of oil and gas well operations to protect against damaging visual quality through measures which limit the size of the pad and require equipment to be screened, painted and limited in height. To the greatest extent practicable, require revegetation and restoration.

4.18 Surface Mining Operations

Regulate surface mining operations to protect visual quality through measures requiring revegetation and restoration, to the extent practicable.

4.19 Large Agricultural Structures

Use appropriate landscaping wherever necessary and feasible to mitigate the negative impacts of large agricultural structures (i.e., greenhouses, storage buildings, etc.) from public view.

4.20 Utility Structures

Minimize the adverse visual quality of utility structures, including roads, roadway and building signs, overhead wires, utility poles, T.V. antennae, windmills and satellite dishes.

4.21 Scenic Corridors

Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.

4.22 Forest Lands

Protect the basic scenic character of forest lands by promoting the regulation of thinning and commercial harvesting.

RURAL AREAS

4.23 Rural Development Design Concept

Regulate the location and siting of structures in rural areas to encourage positive visual quality in relation to the scenic character of the natural landscape.

RURAL SITE PLANNING

4.24 Location of Structures

- a. Locate, site and design all structures and paved areas to carefully conform with the natural vegetation, landforms and topography of the site so that their presence is compatible with the pre-existing character of the site.
- b. Locate and design future structures to minimize the impacts of noise, light, glare and odors on adjacent properties and roads.
- c. Locate structures adjacent to or in forested areas rather than in open grasslands, wherever possible and make compatible with timber harvesting activities and use of solar energy.

4.25 Earthwork Operations

- a. Keep grading or earth-moving operations to a minimum.
- b. Where grading is necessary, make graded areas blend with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site.

4.26 Water Bodies

- a. Allow for the development of approved dams and impoundments and stream clearance operations.
- b. Discourage structures which would adversely impact the appearance of a stream and associated riparian habitat.
- c. Discourage the alteration of streams and other natural drainage systems which would affect their appearance, reduce underground water recharge, or cause drainage, erosion or flooding problems.

4.27 Ridgelines and Skyline

- a. Discourage structures on open ridgelines and skylines, when seen as part of a public view in order to preserve visual integrity.
- b. Allow structures on open ridgelines and skylines as part of a public view when no alternative building site exists.
- c. Require structures on ridgelines in forested areas, which are part of a public view to: (1) blend with the existing silhouette; (2) not break or cause gaps within the ridgeline silhouette by removing tree masses; and (3) relate to the ridgeline form.
- d. Define public view as a range of vision from a public road or other public facility.

4.28 Trees and Vegetation

- a. Preserve trees and natural vegetation except where removal is required for approved development or safety.
- b. Replace vegetation and trees removed during construction wherever possible. Use native plant materials or vegetation compatible with

the surrounding vegetation, climate, soil, ecological characteristics of the region and acceptable to the California Department of Forestry.

- c. Provide special protection to large and native trees.

4.29 Landscaping and Screening

- a. Provide a smooth transition between development and adjacent forested or open space areas through the use of landscaping.
- b. Limit landscaping in open grasslands to areas immediately surrounding structures.
- c. Where it is appropriate to screen uses from view, use natural vegetation rather than solid fencing.

4.30 Public Utilities

Encourage the placement of new and existing public utility lines underground.

4.31 Roads

Locate and develop roads which are integrated well with the physical environment.

4.32 Rural Design Review District

Regulate the site planning of all development in rural areas by using a consolidated set of design standards.

RURAL SERVICE CENTERS AND SUBDIVISIONS

4.33 Rural Service Centers Design Concept

Ensure that future development in rural service centers occurs in an orderly and harmonious fashion which is compatible with established architectural character, design standards, and character of the surrounding natural environment.

4.34 Rural Subdivisions Design Concept

Encourage new development in rural subdivisions to be compatible with established architectural styles and patterns of development present in adjacent older structures and to respect the character of the surrounding natural landscape.

URBAN AREAS

4.35 Urban Area Design Concept

- a. Maintain and, where possible, improve upon the appearance and visual character of development in urban areas.
- b. Ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

4.36 Improving Visual Quality in Urban Areas

Conduct special studies in unincorporated urban areas to identify and mitigate design problems in commercial and mixed density residential areas.

URBAN DEVELOPMENT DESIGN REGULATIONS

4.37 Urban Design Review District

Develop design review regulations which incorporate guidelines on managing design problems found in predominantly urban areas.

4.38 Commercial Signs and Outdoor Advertisements

Regulate commercial signs and outdoor advertising by using a consolidated set of standards.

SCENIC ROADS AND CORRIDORS

4.39 Scenic Roads

Give special recognition and protection to travel routes in rural and unincorporated urban areas which provide outstanding views of scenic vistas, natural landscape features, historical sites and attractive urban development.

4.40 Coordination of Scenic Roadway Standards and Design

Coordinate standards of roadway and right-of-way design, improvements, and maintenance with cities in order to maintain a consistent approach in applying scenic conservation standards.

4.41 Role of the Cities in Urban Scenic Corridor Regulation

Encourage cities to give special recognition and regulation to development in designated scenic corridors within their jurisdiction in order to support and supplement the City, County and State network of scenic roads.

4.42 Criteria for Scenic Road Designation

- a. Select a variety of road types irrespective of their traffic functions, as long as the visual quality afforded justifies the selection.
- b. Select roads in rural areas representative of the variety and quality of scenery available in the County such as those which provide views of unusual natural landforms (i.e., exposed rock faces, sea cliffs, steep noticeable slopes, etc.), unique vegetative communities (i.e., large plants or trees, unusually large groups of plants, heritage trees), the coastline, streams, natural and man-made bodies of water, waterfalls, vista points, structures of architectural interest and open space areas where agricultural operations may be viewed.
- c. Select roads in urban areas which display attractive urban development (i.e., State and County historical sites, singular and multiple structures of architectural interest, engineering constructs, and other archaeological, historical, or cultural sites), and provide views of natural scenery in an urban setting.
- d. Consider routes which provide access to and connect public recreation areas and places of historic and cultural interest.

4.43 Road Design and Construction

- a. Require the design and construction of new roads and road improvements to be sensitive to the visual qualities and character of the scenic corridor. This includes width, alignment, grade, slope, grading, and drainage facilities.
- b. Encourage the construction and maintenance of scenic turnouts, selective clearing of vegetation to open new vistas, development of picnic and rest areas at selected locations along the scenic road system.

4.44 Designation of Scenic Roads and Corridors

- a. Designate those State and County travel routes listed in Table 4.6 as Scenic Roads.
- b. Designate those portions of land shown on the Map of Scenic Corridors abutting either side of select rural travel routes as Scenic Corridors.

4.45 Scenic Corridor Definition Program

- a. Develop a program to define consistent temporary scenic corridors on either side of the road right-of-way, until a permanent corridor is defined for select travel routes outside the Coastal Zone.
- b. Develop a program for defining permanent scenic corridors using the designation procedure outlined in the Appendix as a guide.

4.46 Regulation of Development in Scenic Corridors

Institute special controls to regulate both site and architectural design of structures located within rural scenic corridors in order to protect and enhance the visual quality of select rural landscapes.

ARCHITECTURAL DESIGN STANDARDS FOR RURAL SCENIC CORRIDORS

4.47 Topography and Vegetation

Design structures which conform to the natural topography and blend rather than conflict with the natural vegetation.

4.48 Scale

Design structures which are compatible in size and scale with their building site and surrounding environment, including adjacent man-made or natural features.

TABLE 4.6

DESIGNATED STATE AND COUNTY SCENIC ROADS

State Designated Routes

- | | |
|------------------------|--|
| Cabrillo Highway | - State Route No. 1 (from southern limits of the City of Half Moon Bay to Santa Cruz County) |
| Junipero Serra Freeway | - Interstate Route No. 280 (from Millbrae to Santa Clara County) |
| Skyline Boulevard | - State Route No. 35 (from State Route 92 to Santa Clara County) |

County Designated Routes

- | | |
|--------------------------|---|
| Alameda de las Pulgas | - (from Woodside Road to Crystal Springs Road) |
| Alpine Road | - (from Alameda de las Pulgas to Portola Road and from Skyline Boulevard to Pescadero Road) |
| Cabrillo Highway | - (from Junipero Serra Freeway to northern limits of the City of Half Moon Bay) |
| Canada Road | |
| Canyon Road | - (from Skyline Boulevard to Easton Drive) |
| Cloverdale Road | |
| Crystal Springs Road | |
| John Daly Boulevard | |
| Junipero Serra Freeway | - (from San Francisco to San Bruno) |
| Easton Drive | - (from Canyon Road to El Camino Real) |
| Edgewood Road | - (from Alameda de las Pulgas to Canada Road) |
| El Camino Real | - (from Easton Drive to Crystal Springs Road) |
| Gazos Creek Road | - (from Cabrillo Highway to Cloverdale Road) |
| Guadalupe Canyon Parkway | |
-

TABLE 4.6 (Continued)

DESIGNATED STATE AND COUNTY SCENIC ROADS

Half Moon Bay Road	- State Route No. 92
Higgins-Purisima Road	
Kings Mountain Road	
La Honda Road	- State Route No. 84
Pescadero Road	
Polhemus Road	
Portola Road	
Portola State Park Road	
Purisima Creek Road	
Ralston Avenue	- (from Alameda de las Pulgas to J. Arthur Younger Freeway)
Sand Hill Road	
Sharp Park Road	
Skyline Boulevard	- (from San Francisco to Half Moon Bay Road)
Stage Road	
Tunitas Creek Road	
Westborough Boulevard	- (from Skyline Boulevard to Junipero Serra Freeway)
Woodside Road	- State Route No. 84 (from Alameda de las Pulgas to La Honda Road)
J. Arthur Younger Freeway	- State Route 92

4.49 Lot Coverage

Limit lot coverage for parcels five acres or less in size in rural areas.

4.50 Stack, Vents and Antennae

Group stacks, vents, antennae, satellite dishes and other equipment together, to the extent feasible, and place them in the least viewable location. Where appropriate, screen antennae and satellite dishes from view.

4.51 Colors and Materials

Depending on the design problems of the site, use colors and materials which: (1) blend with or complement the surrounding natural environment, (2) do not dominate or overpower the site, (3) are compatible with the size, scale, and architectural style of the structure, and (4) with the exception of greenhouses, are not highly reflective.

4.52 Height

- a. Limit the height of structures or appurtenances in forested areas so as not to exceed the height of the forest canopy.
- b. Limit the height of structures in grassland areas in order to maintain a low horizontal profile.
- c. Allow solar panels and chimneys to extend beyond these height limits where required for safety or efficient operation.

4.53 Accessory Structures

Design accessory structures to be:

- a. Architecturally compatible with main structures; and
- b. Where feasible, located in the immediate vicinity of main structures.

4.54 Commercial Signs

- a. Limit on- and off-site outdoor commercial advertising, including billboards, in order to protect visual quality.
- b. Design signs to harmonize in color and materials with:
 - (1) the architectural character of the structure it identifies; and
 - (2) the visual qualities of the natural surroundings.
- c. Integrate signs with the architectural design of the building and do not extend them above the roof line of the structure.
- d. Prohibit bright or self-illuminated, rotating, moving, reflective, blinking or flashing signs.
- e. Discourage permanent use of pennants or streamers.

SITE PLANNING FOR RURAL SCENIC CORRIDORS

4.55 Building Setbacks

- a. Prevent the obstruction of important views by setting buildings in rural scenic corridors back from the road right-of-way, unless topographic features or the size of the site makes it infeasible or unnecessary.

- b. Consider a variety of setbacks; however, establish minimum distance.

4.56 Cluster Development

In scenic corridors, discourage high density clustering or grouping of residential uses which are highly visible from the road.

4.57 Tree and Vegetation Removal

- a. Allow the removal of trees and natural vegetation when done in accordance with existing regulations.
- b. Prohibit the removal of more than 50% of the tree coverage except as allowed by permit.

4.58 Views

To the extent practicable, locate development in scenic corridors so it does not obstruct views from scenic roads or disrupt the visual harmony of the natural landscape.

4.59 Outdoor Lighting

Minimize exterior lighting in scenic corridors and, where used, employ warm colors rather than cool tones and shield the scenic corridor from glare.

4.60 Roads and Driveways

- a. Design and construct new roads, road improvements and driveways to be sensitive to the visual qualities and character of the scenic corridor, including such factors as width, alignment, grade, slope, grading and drainage facilities.

- b. Limit number of access roads connecting to a scenic road to the greatest extent possible.
- c. Share driveways where possible to reduce the number of entries onto scenic roads.

4.61 Parking and Paved Areas

Integrate paved areas with their site and landscape and/or screen them to reduce visual impact from the scenic corridor.

4.62 Storage Areas

Screen areas used for the storage of equipment, supplies or debris by fencing, landscaping or other means so they are not visible from scenic roadways, trails, parks, and neighborhoods.

4.63 Utilities in State Scenic Corridors

- a. Install new distribution lines underground.
- b. Install existing overhead distribution lines underground where they are required to be relocated in conjunction with street improvements, new utility construction, etc.
- c. Consider exceptions where it is not physically practical due to topographic features; however, utilities should not be substantially visible from any public road or developed public trail.

4.64 Utilities in County Scenic Corridors

- a. Install new distribution lines underground.
- b. Consider exceptions for certain circumstances including, but not limited to, financial hardship, topographic conditions or land use conflicts.

4.65 Large Scale Power Transmission Lines

Encourage P.G.& E. to mitigate the adverse visual impact created by large scale power transmission lines.

4.66 Fences

Encourage fences which minimize visual impact.

4.67 Mobilehomes

Prohibit mobilehomes on permanent foundations in scenic corridors.

4.68 Rural Scenic Corridor District

Regulate the architectural and site design of structures within scenic corridors by using a consolidated set of design standards.

HISTORICAL AND ARCHAEOLOGICAL RESOURCES POLICIES

The County will:

GOALS AND OBJECTIVES

5.1 Historic Resource Protection

Protect historic resources for their historic, cultural, social and educational values and the enjoyment of future generations.

5.2 Rehabilitation of Historic Structures

Encourage the rehabilitation, preservation and use of historically significant structures.

5.3 Protection of Archaeological/Paleontological Sites

Protect archaeological/paleontological sites from destruction in order to preserve and interpret them for future scientific research, and public educational programs.

5.4 Historical Resources Inventory

Encourage the development of inventories of historical resources which have national, State and Countywide significance.

5.5 Planning and Historic Preservation

Integrate historical preservation into the planning process of the County.

5.6 Increase Public Awareness

Develop increased public awareness of the County's heritage to foster widespread support and understanding for the need to preserve historical resources.

DEFINITIONS

5.7 Definition of Historic Resource

Define historic resources as buildings, structures, signs, features, sites, places, areas or other objects of scientific, educational, cultural, architectural, archaeological, historical or paleontological significance to the citizens of the County.

5.8 Definition of Historic District

Define historic district as a geographically defined area containing historic resources which have a special, historical interest or aesthetic value or which represent one or more architectural periods or styles typical to the history of the County, and which improvements constitute a distinct section of the County that has been designated an historic district.

5.9 Definition of Historic Landmark

Define historic landmark as any historic resource, district or paleontological site that has exceptional scientific, historic, cultural, archaeological, aesthetic character, interest, or value.

GENERAL POLICIES

5.10 Educational Programs

Encourage cooperative educational programs by educational and historic groups.

5.11 Recognition of Historic Resources

- a. Identify high priority resources in the comprehensive inventory and apply for their designation as State Point of Historic Interest, State Historical Landmark, or inclusion in the National Register of Historic Places.

- b. Establish historic districts for areas which include concentrations of historic resources found in the comprehensive inventory.

5.12 Rehabilitation of Historic Structures

Encourage the rehabilitation and recycling of historic structures.

5.13 Use of Innovative Techniques

Encourage the use of innovative techniques such as density transfer, facade easements, etc., to protect historic structures.

5.14 Registration of Significant Archaeological/Paleontological Sites

Recommend State and/or national register status for significant archaeological/paleontological sites.

REGULATION OF DEVELOPMENT

PROTECTION OF HISTORICAL RESOURCES

5.15 Character of New Development

- a. Encourage the preservation and protection of historic resources, districts and landmarks on sites which are proposed for new development.
- b. Ensure that new development in historic districts is compatible in bulk, height, material and design with that of the historic character and qualities of the district.
- c. Encourage the use of the Secretary of the Interior's guidelines and standards for rehabilitation of historic structures by: (1) those undertaking the rehabilitation of historic structures, and (2) those responsible for the architectural review and permit approval.

5.16 Demolition of Resources

Discourage the demolition of any designated historic district or landmark.

5.17 Designation of Historic Resources

Establish criteria and procedures for the designation of County landmarks and districts. Include a provision requiring approval to alter, demolish or relocate designated landmarks or districts.

5.18 Development of County Historic Sites

Develop County-owned historic sites in park and recreation areas in accordance with the performance criteria and development standards contained in Appendix D of this Chapter.

5.19 Economic Use

- a. Encourage compatible and adaptive residential, commercial or public uses of historic structures as a means for their protection.
- b. Permit commercial uses such as crafts, stores, bookshops and art shops if they preserve and enhance the resource.

PROTECTION OF ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES

5.20 Site Survey

Determine if sites proposed for new development contain archaeological/paleontological resources. Prior to approval of development for these sites, require that a mitigation plan, adequate to protect the resource and prepared by a qualified professional, be reviewed and implemented as a part of the project.

5.21 Site Treatment

- a. Encourage the protection and preservation of archaeological sites.
- b. Temporarily suspend construction work when archaeological/paleontological sites are discovered. Establish procedures which allow for the timely investigation and/or excavation of such sites by qualified professionals as may be appropriate.
- c. Cooperate with institutions of higher learning and interested organizations to record, preserve, and excavate sites.

ROLE OF THE COUNTY

PRESERVATION TECHNIQUES

5.22 Comprehensive Inventory of Historical Resources

- a. Investigate all funding sources for developing a comprehensive inventory.
- b. Expand and maintain a comprehensive inventory of all historic resources located in both unincorporated and incorporated areas.
- c. Establish a hierarchy within the inventory by which the more significant resources and those requiring additional measures to ensure their preservation are identified.
- d. Coordinate with the State Historic Preservation Officer, cities and historical groups in the development of the inventory.
- e. Request the Historic Resources Advisory Board to review the inventory annually to ensure that all structures and sites are included and that the list is current.

5.23 Acquisition of Structures

Encourage and coordinate efforts with groups to acquire structures of historic merit in order to prevent their loss and/or promote their adaptation for other uses.

5.24 Historic Preservation Certification

Seek certification of the County Preservation Program by the Secretary of the Interior in order to take advantage of and participate directly in the federal preservation programs.

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

5.25 Archaeological/Paleontological Resource Data Base

Maintain and update a comprehensive archaeological/paleontological data base.

5.26 Discovering Unrecorded Archaeological/Paleontological Sites

Support comprehensive studies to discover unrecorded archaeological and paleontological sites, particularly in areas under pressure for development.

PROGRAM RESPONSIBILITIES

5.27 Role of the Historic Resources Advisory Board

- a. Serve as an advisory body to the Planning Commission and Department on implementation of the Historic Resources Chapter.
- b. Advise the Board of Supervisors, Parks and Recreation Commission, Planning Commission, and other appropriate County Departments on all matters pertaining to the recognition, acquisition, preservation designation and alteration of historic resources in San Mateo County.

- c. Advise the Board of Supervisors on methods of funding from Federal, State and private sources for historic preservation.
- d. Review and recommend on the implementation of appropriate legislation at the Federal, State or local level that deals with historic preservation.
- e. Review and recommend to the Planning Commission and Board of Supervisors all applications for registration of historic resources as Points of Historical Interest, State Historic Landmarks and National Register of Historic Places.
- f. Act as a coordination body for various historic preservation activities of public agencies, civic groups, and citizens interested in historic preservation.
- g. Promote public information programs which explain the advantages of historic preservation by sponsoring exhibits, lectures and meetings on the subject.
- h. Develop increased public awareness of the County's heritage to foster widespread support and understanding for the need to preserve historical resources.
- i. Inform property owners of historic structures of the financial benefits of preservation.
- j. Review and update the inventory of historic resources.

PARK AND RECREATION RESOURCES POLICIES

GOALS AND OBJECTIVES

The County will encourage all providers of park and recreation facilities to:

6.1 Equitable and Balanced System of Facilities

Provide for a balanced and equitable system of park and recreation facilities. Consider identified and/or changing needs and the impact upon environmental, service, competing land use, fiscal and organizational constraints.

6.2 Meet Recreational Need

Meet identified relative park and recreation needs in a manner which best enhances the physical, mental and spiritual quality of life of San Mateo County residents.

GENERAL POLICIES

6.3 Build Upon Existing System

- a. Design all park and recreation systems on the strengths and potentials of existing facilities and develop programs for meeting current and future needs.
- b. Consider the feasibility of redesigning and/or expanding existing park and recreation facilities to meet future needs while developing new acquisition and development programs.

6.4 Environmental Compatibility

- a. Protect and enhance the environmental quality of San Mateo County when developing park and recreation facilities.

- b. Mitigate, to the extent feasible, the impacts of those recreation uses which may adversely affect the environment and adjoining private ownership.

6.5 Access to Park and Recreation Facilities

- a. Attempt to provide appropriate access and conveniences for all people in park and recreation facilities.
- b. Encourage access to the park and recreation system by transportation means other than private automobiles, where feasible.
- c. Attempt to provide adequate access for emergency services.

DEFINITIONS

6.6 Definition of Public Park and Recreation Facilities

Define public park and recreation facilities as lands and facilities serving a range of recreation and/or preservation functions and owned by public agencies or other nonprofit organizations. Such facilities include, but are not limited to, public beaches, parks, recreation areas (including golf courses), natural preserves, wild areas and trails.

6.7 Definition of Private or Commercial Park and Recreation Facilities

Define private or commercial park and recreation facilities as facilities serving a recreation function and owned by private businesses. Such facilities include, but are not limited to, private beaches, stables, specialty stores, golf courses and racket clubs.

6.8 Definition of Private Nonprofit Park and Recreation Facilities

Define private and nonprofit park and recreation facilities as those serving primarily a recreation function and owned by private nonprofit organizations. Such facilities include, but are not limited to, scout

camps, YMCA camps, religious camps, music camps, sports-training camps and day camps.

REGULATION OF DEVELOPMENT

ALL PARK AND RECREATION FACILITY PROVIDERS

The County will:

6.9 Locate Suitable Park and Recreation Facilities in Urban Areas

Generally, encourage all providers to locate active park and recreation facilities in urban areas, taking advantage of existing service infrastructure systems and maximizing the recreational use of limited available land. Consider the following activities to be generally compatible with active park and recreation facilities such as group games, swimming, and tennis.

6.10 Locate Suitable Park and Recreation Facilities in Rural Areas

Generally, encourage all providers to locate passive park and recreation facilities in rural areas in order to protect and preserve environmentally sensitive and open space lands. Consider the following activities to be generally compatible with passive park and recreation facilities such as camping, hiking, picnicking, horseback riding, and nature study.

6.11 Coastal Recreation and Access

- a. Regulate coastal development to delineate appropriate locations and development standards for recreation and visitor serving facilities.
- b. Regulate development to increase public access to the shoreline and along the coast through measures which include, but are not limited to, establishing criteria for when and where access will be provided and how the access will be developed and maintained.

- c. Develop programs to increase and enhance public access to and along the shoreline.

6.12 Minimize Agricultural Land Use Conflicts

Preserve the best agricultural land for agricultural uses. On other lands capable of supporting agriculture, permit the location of park and recreation facilities when efforts are made to lease land not needed for recreational purposes to farm operations, and clearly defined buffer areas such as strips of land are established between these two uses to minimize land use conflicts.

6.13 Development Plans

- a. Encourage all providers to prepare development plans for proposed facilities which contain provisions that easily adapt to changing conditions.
- b. Encourage all development plans to include restroom facilities and ensure that these correspond in size and detail to the type of park and recreation facility proposed.

6.14 Site Planning for Public and Private Facilities

- a. Encourage all providers to design sites to accommodate recreation uses that minimize adverse effects on the natural environment and adjoining private ownership.
- b. Encourage all providers to design, where feasible, park and recreation sites that accommodate a variety of recreational activities.

6.15 Building Materials and Service Technology for Public and Private Facilities

- a. Encourage the use of materials and technologies that achieve low development, maintenance and operation costs while maintaining environmental compatibility.

- b. Encourage innovative technologies for conserving energy, water and other utilities for park and recreation facilities.

6.16 Prioritizing Facility Development

- a. Encourage all providers to give priority to the development of those facilities that meet the greatest recreational need.
- b. Encourage the phased development of recreation facilities in order to assess whether full development is warranted.

6.17 Techniques for Providing Park and Recreation Facilities

- a. Regulate development to provide new or improved park and recreation facilities. Use one or a combination of the following techniques: (1) offer of dedication, (2) grant of fee interest, and (3) in lieu fees.
- b. Encourage the dedication of easements to implement trails programs.
- c. Base the requirements for the provision of park and recreation facilities on the: (1) size and type of development, (2) benefit to the developer, (3) burden to the public, and (4) within the Coastal Zone, priority given to the type of development under the Coastal Act.

COUNTY PARK AND RECREATION FACILITIES

For County-owned park and recreation facilities, the County will:

6.18 Regulation of Encroachment

Regulate the encroachment into park and recreation facilities by non-park uses. When encroachment is deemed necessary, minimize adverse impacts by considering the following measures:

- a. Use the Creative Road Design Guide (San Mateo County Planning Division, 1978) where appropriate to minimize environmental effects when improving roadways or building new ones in or through park and recreation resources.
- b. Discourage the use of park and recreation facilities as access routes for private users. Where such access is deemed necessary, develop these routes in accordance with standards established by the Parks and Recreation Division.
- c. Require restoration or other mitigation measures for damaged parkland.

6.19 Development of County Park and Recreation Facilities

Use the planning and management guidelines and development standards contained in Appendix D as additional standards for the development of County-owned facilities.

PARK ACQUISITION AND DISPOSAL

ALL PARK AND RECREATION FACILITY PROVIDERS

The County will encourage all providers of park and recreation facilities to:

6.20 Consider Land Banking

- a. Utilize land banking as a method of acquiring land for future park and recreation use when conditions are prudent.
- b. Seek to place land banked sites into environmentally compatible interim uses. Provide for the protection and maintenance of these sites.

6.21 Transfer of Unused School Land

Encourage school districts to transfer idle, unused land to appropriate agencies for park and recreation use.

COUNTY PARK AND RECREATION FACILITIES

For County-owned Park and Recreation facilities, the County will:

6.22 Determination of Recreation Needs

- a. Determine recreation needs through the adoption of a process which:
(1) is responsive to present and projected needs and priorities of the County and its residents, and (2) comprehensively measures relative recreation needs.
- b. Periodic updates should: (1) reflect changes in the park and recreation system; (2) assess new recreation needs as they arise; (3) take advantage of new needs assessment technology; (4) assess the needs of future populations; and (5) weigh the fiscal, organizational, environmental, service and competing land use constraints.

6.23 Site Selection Process for County Facilities

Establish a process for evaluating and selecting sites for County park and recreation facilities which will include consideration of, but not be limited, to the following criteria: (1) meeting of identified recreation needs; (2) environmental conditions; (3) existing infrastructure and services, (4) proximity to urban areas; (5) fiscal feasibility; (6) threat of loss; (7) opportunity for joint action; (8) inholdings and boundary round outs; and (9) conditions which would lead to better management of property and resources. Meeting identified recreation needs will be given greater weight than all other considerations.

6.24 Timing Acquisition

Consider the following criteria in determining when to acquire sites:

- (1) that the site meets present or future identified recreation needs;
- (2) the existence of unusually favorable acquisition opportunities;
- (3) the likelihood that the site might be lost to development;
- (4) the fact the site is appreciating in value at rates greater than inflation (Consumer Price Index); and
- (5) the existence of advantageous opportunities to cooperate with other public agencies and/or the private sector.

6.25 Cost of Maintenance and Operation for New Acquisitions

- a. Consider potential maintenance and operation costs as important criteria in acquiring and developing park and recreation facilities.
- b. Submit to the Board of Supervisors an estimate of maintenance and operation costs at the time any acquisition and/or development project is recommended.

6.26 Acquisition and Development Program

Encourage the Park and Recreation Division to use the "Site Selection process for County facilities" (Policy 6.23) and the "Timing Acquisition" (Policy 6.24) policies to develop a comprehensive acquisition and development program.

6.27 Fiscal Compatibility Programs

Establish a park and recreation system based on acquisition and development programs which are compatible with the County's fiscal capability to provide protection, operation and maintenance.

6.28 Conveyance of Park and Recreation Facilities

- a. Retain all County park and recreation facilities to the greatest extent possible.

- b. Establish criteria for the conveyance of park and recreation facilities. Allow conveyance only when the proceeds from a sale of a park and recreation facility would be used for the acquisition and/or development of other County park and recreation facilities and: (1) another park and recreation provider would maintain the facility, or (2) conveyance is in the overriding public interest.
- c. Encourage the Park and Recreation Commission to develop specific criteria to determine when it is no longer necessary to retain park and recreation facilities.
- d. Modify the Planning Division General Plan Conformity procedures to include the Parks and Recreation Commission in the review of all projects concerning the conveyance of park and recreation facilities.
- e. Encourage the Park and Recreation Commission and the Planning Commission to use the following criteria when reviewing park and recreation facility conveyance projects: (1) the desirability of maintaining the facility as parkland; (2) the extent to which future development of the site, if disposed of, can be regulated to protect remaining park and recreation facilities; (3) how proceeds of a sale may be used to enhance County park and recreation facilities; and (4) the desirability of offering land to other park and recreation facility providers.

MAINTENANCE AND OPERATION

ALL PARK AND RECREATION FACILITY PROVIDERS

The County will encourage all providers of park and recreation facilities to:

6.29 Protection, Operation and Maintenance

Make provisions to protect, operate and maintain park and recreation systems and related easements.

6.30 Minimize Traffic and Litter Problems

- a. Coordinate with CalTrans and/or SamTrans to increase recreational transit through such programs as a Park and Ride service or increased weekend service for recreationists in order to lessen traffic and parking problems.
- b. Encourage recreationists to properly dispose of litter in park and recreation facilities.
- c. Encourage the adequate maintenance and improvement of roads and highways needed to serve recreation facilities.

COUNTY PARK AND RECREATION FACILITIES

For County-owned Park and Recreation facilities, the County will:

6.31 Charge User Fees

Charge reasonable user fees to offset maintenance and operation costs as needed.

6.32 Limited Closing of Park and Recreation Facilities

Consider closing park and recreation facilities temporarily during the day, week or year when utilization could be detrimental to resources or the public.

6.33 Transfer of Facilities

Consider transferring park and recreation facilities to other appropriate public agencies if it would result in more effective and efficient operation.

6.34 Use of Volunteer Programs

- a. Support, encourage and recognize volunteer and docent programs to help maintain and operate the County park and recreation system and to educate the public in the understanding and appreciation of its facilities.
- b. Provide interpretation programs which will encourage the support of volunteer assistance. Also provide coordinative senior citizen and handicapped recreation programs.

MULTI-JURISDICTIONAL COORDINATION AND COOPERATION

ALL PARK AND RECREATION FACILITY PROVIDERS

The County will encourage all providers of park and recreation facilities to:

6.35 Coordinate Services

Cooperate and coordinate their efforts to achieve efficient and effective park and recreation services which meet identified needs and avoid duplication.

COUNTY PARK AND RECREATION FACILITIES

For County-owned Park and Recreation facilities, the County will:

6.36 Coastal Beaches

Promote and be actively involved in State or Federal acquisition of lands for coastal beaches. Explore the possibility of establishing contractual agreements which would allow the County to develop, maintain and operate these facilities with reimbursed funds.

6.37 Bayfront Coordination

Support, encourage and participate in the development of a coordinated and linked system of recreation facilities and public access along San Francisco Bay.

6.38 Trail System Coordination

- a. Support, encourage and participate in the development of a system of trails that link existing and proposed park and recreation facilities within this County and adjacent counties.
- b. Particularly encourage the development of: trails that link park and recreation facilities on San Francisco Bay to those on the Pacific Coast; multi-use trails where appropriate and trails in County lands under management by other public agencies. Ensure that these trails do not adversely affect adjacent land uses.

FINANCE

ALL PARK AND RECREATION FACILITY PROVIDERS

The County will encourage all providers of park and recreation facilities to:

6.39 Consider Alternative Acquisition Methods

Consider alternative methods to the outright fee-purchase of sites (e.g., gifts, leases, trail easements) in order to reduce the costs of providing park and recreation facilities.

6.40 Alternative Revenue Sources

Initiate, promote and support liaisons with other governmental agencies and the private sector to develop alternative revenue sources, including, but not limited to, new legislation so that the cost of protecting, maintaining and operating park and recreation facilities will be borne equitably by the County and other bodies.

COUNTY PARK AND RECREATION FACILITIES

For County-owned Park and Recreation facilities, the County will:

6.41 Development of Financial Management Program

Establish a financial management program which will efficiently allocate funds for acquisition and development in response to identified recreation needs of County residents.

6.42 Use of Private Sector Sponsors and Concessionaires

- a. Encourage, where feasible, sponsors (i.e. foundations, nonprofit organizations) to maintain and operate special use parks and facilities (i.e. historical sites, nature exhibits).
- b. Solicit, where appropriate, private concessionaires to operate park and recreation facilities. Further, examine the current system of contracting with concessionaires to determine how it can be improved.
- c. Retain, where they exist, structures on newly acquired parkland for use as caretaker residences.

6.43 Cooperative Agreement

Pursue to the maximum extent possible the establishment of cooperative agreements with other public agencies and encourage the private sector to provide park and recreation facilities and services.

PROGRAM RESPONSIBILITIES

ROLE OF ALL PARK AND RECREATION FACILITY PROVIDERS

The County will:

6.44 Role of the Federal Government

Encourage the Federal government to provide park and recreation facilities of national significance.

6.45 Role of the State Department of Parks and Recreation

- a. Encourage the State Department of Parks and Recreation to give priority to developing existing facilities.
- b. Encourage the State Department of Parks and Recreation to provide park and recreation facilities of statewide significance.
- c. Designate the State Department of Parks and Recreation as the principal agency to acquire, develop and maintain Coastal beaches.

6.46 Role of the Cities

Encourage the Cities to provide park and recreation facilities suitable to accommodate active recreation activities which address the needs of the affected community.

6.47 Role of the Midpeninsula Regional Open Space District

Encourage the Midpeninsula Regional Open Space District to acquire, protect, and make available for public use open space lands in rural areas and open space of regional significance in urban areas in cooperation with San Mateo County.

6.48 Role of Private Sector

Encourage the private sector to provide park and recreation facilities and services.

ROLE OF THE COUNTY FOR COUNTY-OWNED PARK AND RECREATION FACILITIES

6.49 Provision of Countywide Facilities

Provide and maintain, either independently or through joint agreements, park and recreation facilities which are of Countywide significance (i.e., serving more than one city and/or unincorporated community).

6.50 Outdoor Recreation and Programs

Provide County park and recreation facilities for primarily outdoor rather than indoor recreation. Facilities should emphasize the enjoyment and appreciation of natural outdoor settings.

6.51 Park and Recreation Facilities for Unincorporated Areas

Encourage the provision of park and recreation facilities for use by local residents in unincorporated areas consistent with community plans.

ROLE OF THE PARKS AND RECREATION COMMISSION

6.52 Plan Development

- a. Work with the public in the formulation of specific Concept Plans, Master Plans, including planning and management guidelines and development plan proposals.
- b. Encourage and solicit public comment through hearings on acquisition and development programs and on planning proposals.

- c. Continue to communicate and cooperate with other agencies, public and private, e.g., Midpeninsula Regional Open Space District, Historical Resources Advisory Board, San Mateo County Historical Association, Golden Gate Natural Recreation Area, etc., where appropriate.

- d. Classify all new and existing park and recreation facilities accordingly: Park, Recreation Area, Natural Preserve, Wild Area, Linear Park and Trail, Cultural Facility and Historic Site. Use for each facility the planning and management guidelines and development standards detailed in Appendix D of this Chapter. Solicit public input during the classification process.

GENERAL LAND USE POLICIES

The County will:

GOALS AND OBJECTIVES

7.1 Fiscal

Distribute the designation of land uses to balance the costs of providing public services and facilities with generating public revenues.

7.2 Local Economies

Designate land uses in order to support and strengthen existing local economies (i.e., jobs, incomes and housing to support local populations).

7.3 Infrastructure

Distribute land uses where public services and facilities exist or can be feasibly provided (e.g., sewer and water systems) in order to achieve maximum efficiency.

7.4 Natural Resources

Designate land uses in order to enhance the protection and management of natural resources.

7.5 Energy

Distribute land use designations in order to minimize the demand for energy consumption and maximize the effectiveness of energy consumed.

7.6 Natural and Man-Made Hazards

Designate land uses in order to minimize the danger of natural and man-made hazards to life and property.

7.7 Land Use Patterns

Distribute the designation of land uses in order to achieve orderly, understandable, coherent and workable land use patterns.

DEFINITIONS

7.8 Definition of Urban Area

Define urban areas as lands which are generally suitable for urban land use because they meet one or more of the following criteria: (1) surrounded by incorporated areas, (2) adjacent to an incorporated area, generally divided into parcels 5,000 sq. ft. to 5 acres and served by sanitary sewers, or (3) adjacent to an incorporated area and the major transportation corridors of Highways 101 and 280.

7.9 Definition of Rural Areas

Define rural areas as lands which are generally suitable for lower density/intensity land uses because they meet one or more of the following criteria: (1) used for agriculture, timber production, general open space, or as a watershed for a public water supply, (2) isolated subdivided areas and commercial centers which are not adjacent to incorporated areas, (3) divided into parcels 5 acres or more next to an urban unincorporated areas, and (4) subdivided areas that use on-site wastewater management systems which are adjacent to but not surrounded by incorporated areas.

7.10 Definition of Urban/Rural Boundary

Define an urban/rural boundary as a line separating urban from rural areas in order to indicate clearly where intensive urban development, and less intensive rural development will be permitted in the County.

7.11 Definition of Feasible

Define feasible as capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

DESIGNATIONS

7.12 Designation of Urban Areas

Designate as urban those lands shown within the urban/rural boundary on the Land Use Plan maps.

7.13 Designation of Rural Areas

Designate as rural those lands shown outside the urban/rural boundary on the Land Use Plan maps.

7.14 Designation of Urban/Rural Boundary

Designate an urban/rural boundary on the Land Use Plan maps.

7.15 Designation of Land Uses

Establish land use designations in Table 7.1P, describe their primary associated uses which can be accomplished in a feasible manner and apply these designations where appropriate to urban and rural areas to meet land use objectives.

TABLE 7.1P

GENERAL PLAN LAND USE DESIGNATIONS

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<p>The primary feasible uses associated with land use designations are described below and are intended to be very general. A detailed list of permitted uses may be found in specific zoning district regulations.</p>	
<u>Very Low Density Residential</u>	At densities ranging from 0-0.2 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Low Density Residential</u>	At densities ranging from 0.3-2.3 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium Low Density Residential</u>	At densities ranging from 2.4-6.0 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium Density Residential</u>	At densities ranging from 6.1-8.7 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>Medium High Density Residential</u>	At densities ranging from 8.8-17.4 dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>High Density Residential</u>	At densities ranging from 17.5 plus dwelling units/acre, residential uses including but not limited to space for non-transient housing.
<u>General Commercial</u>	Trade and distribution uses including but not limited to wholesale trade, retail trade; service uses including but not limited to business and professional offices, hotels, and motels.

TABLE 7.1P (Continued)

GENERAL PLAN LAND USE DESIGNATIONS

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<u>Neighborhood Commercial</u>	Trade and distribution uses including but not limited to retail trade; service uses including but not limited to business and professional offices.
<u>Coastside Commercial Recreation</u>	Trade and distribution uses including but not limited to retail trade; service uses including but not limited to commercial amusement, hotels, and motels.
<u>Office Commercial</u>	Service uses including but not limited to business and professional offices; trade and distribution uses including but not limited to retail trade.
<u>Office/Residential</u>	Service uses including but not limited to business and professional offices; residential uses including but not limited to space for non-transient housing.
<u>Solid Waste Site</u>	Utility uses including but not limited to sanitary landfills, transfer stations, and waste-to-energy facilities.
<u>General Industrial</u>	Manufacturing and processing uses including but not limited to fabricating, assembling, and storing products.
<u>Heavy Industrial</u>	Manufacturing and processing uses including but not limited to refining, smelting, fabricating, assembling, and storing products.
<u>Airport</u>	Transportation uses including air transportation and related terminal transfer, maintenance and landing area facilities.
<u>Institutional</u>	Cultural and educational and public service uses including but not limited to schools, libraries, hospitals, and churches.
<u>Public Recreation</u>	Recreation uses including but not limited to publicly-owned park and recreation facilities such as playgrounds, parks, golf courses, and natural preserves.

TABLE 7.1P (Continued)

GENERAL PLAN LAND USE DESIGNATIONS

<u>LAND USE DESIGNATION</u>	<u>DESCRIPTION OF PRIMARY FEASIBLE USES ASSOCIATED WITH LAND USE DESIGNATIONS</u>
<u>Private Recreation</u>	Recreation uses including but not limited for privately-owned park and recreation facilities such as golf courses, camps, and beaches.
<u>General Open Space</u>	Resource management and production uses including but not limited to agriculture, oil and gas exploration. Recreation uses including but not limited to stables and riding academies; and residential uses including but not limited to non-transient housing. Service uses including but not limited to hotels and motels.
<u>Agriculture</u>	Resource management and production uses including but not limited to agriculture and uses considered accessory and ancillary to agriculture.
<u>Timber Production</u>	Resource management and production uses including but not limited to growing, harvesting, and processing of timber products.

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URBAN AREAS

7.16 Land Use Objectives for Urban Areas

Locate land use designations in urban areas (urban unincorporated areas) in order to: (1) maximize the efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) discourage urban sprawl.

7.17 Appropriate Land Use Designations for Urban Areas

In order to meet land use objectives, primarily plan for the following generalized land use designations in urban areas: (1) Residential, (2) Commercial, (3) Office, (4) Industrial, (5) Airport, (6) Institutional, (7) Recreation, and (8) General Open Space.

RURAL AREAS

7.18 Land Use Objectives for Rural Areas

Locate land use designations in rural areas in order to: (1) preserve natural resources, (2) provide for the managed productive use and monitoring of resources, (3) provide outdoor recreation, and (4) protect public health and safety.

7.19 Appropriate Land Use Designations for Rural Areas

- a. In order to meet land use objectives, primarily plan for the following generalized land use designations in rural areas: (1) Agriculture, (2) Lower Density Residential, (3) Recreation, (4) General Open Space, (5) Timber Production, and (6) Solid Waste Disposal Facility.

- b. Additionally, plan for the following land use designations in rural service centers: (7) Residential, (8) Commercial and (9) Institutional.

GROWTH MANAGEMENT

7.20 Countywide Coordinated Land Use Planning

Promote the cooperation and coordination among the County, Cities, LAFCo and the Regional Planning Committee (RPC) in planning for the present and future location of urban and rural land uses.

SPHERES OF INFLUENCE

7.21 Suitable Land Within City Sphere of Influence

Consider that lands may be included within a city sphere of influence only if they are generally suitable for urban services (e.g., public sewer systems, public water supplies, fire and police protection) and urban land uses.

7.22 Unsuitable Land Within City Sphere of Influence

Consider that rural lands should not be included within a city sphere of influence (and therefore consider it not suitable for urban land uses) if they are in one of the following areas: (1) flood hazard areas, (2) seismic and geotechnical hazard areas, (3) solid waste disposal sites, (4) productive soil resources in rural areas, and (5) watershed lands.

7.23 Sphere and Urban/Rural Boundary Conformance

Promote the establishment of city sphere of influence lines in conformance with the urban/rural boundary.

7.24 Urban Unincorporated Areas Within City Sphere of Influence

Encourage cities to annex urban unincorporated areas within designated city spheres of influence.

7.25 Rural Unincorporated Areas Within City Spheres of Influence

Encourage LAFCo, when conducting sphere of influence studies, to evaluate the suitability of retaining rural areas within city spheres of influence.

URBAN LAND USE POLICIES

The County will:

GOALS AND OBJECTIVES

8.1 Urban Land Use Planning

Plan for a compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meets general social and economic needs.

8.2 Land Use Objectives for Urban Communities

- a. Plan Urban Communities to be balanced, self-contained areas which have a sufficient mix of urban land uses to support the internal housing, employment, shopping, and recreation needs of the community;
- b. Provide a mix of residential, commercial, and industrial land uses which will generate sufficient tax revenues to pay for the costs of providing desired levels of services and facilities;
- c. Provide a mix of commercial and industrial uses in order to maintain, support, and strengthen local economies;
- d. Provide a mix and an amount of residential land uses which will provide a substantial amount of housing opportunities in unincorporated areas;
- e. Establish land use patterns which give Urban Communities strong, individual and identifiable characters.

8.3 Land Use Objectives for Urban Neighborhoods

- a. Plan Urban Neighborhoods to be primarily, though not exclusively, single family residential areas which appear and function as residential neighborhoods of contiguous cities;
- b. Provide a mix of residential and commercial land uses to balance generated tax revenues with the costs of providing desired levels of public services and facilities;
- c. Establish land use patterns which make Urban Neighborhoods compatible, functional and identifiable with adjoining cities.

8.4 Land Use Objectives for Special Urban Areas

- a. For Olympic Country Club, California Golf Club, Peninsula Golf and Country Club, Edgewood County Park, San Bruno Mountain County Park, Sweeney Ridge Skyline Preserve and Hassler Lands, maintain current private or public park and recreational uses. For private park and recreation uses, allow some land to be converted to residential, commercial, or commercial recreational uses if it would be physically compatible with the facility and contribute to its economic viability.
- b. For San Francisco Jail and San Francisco International Airport, maintain current uses and allow redevelopment and expansion if compatible with adjacent land uses and other General Plan policies.
- c. For Guadalupe Valley Quarry and Ideal Cement, encourage: (1) the redevelopment of these industrial areas to improve the quality of industrial development, or (2) the conversion of these areas to new and appropriate uses which would be compatible with existing land use plans and adjacent land uses.
- d. For Harbor Industrial area, encourage the enhancement of the quality of industrial development.

- e. For McLellan Nursery and Horgan Ranch, allow the redevelopment of these floricultural areas to relatively higher residential densities which would be compatible with adjacent land uses.
- f. For Bayshore Mobile Home Parks, preserve these sites as valuable sources of affordable housing.
- g. For the Benedetti Lands, accommodate land uses which reflect the geologic and infrastructural constraints of the land and are compatible with adjoining communities, as determined in future land use studies.
- h. For Stanford Lands, plan for an arrangement of land uses which provides for the academic needs of the University, preserves important natural resources, and is compatible with the general plans of adjoining communities as determined in future land use studies.


DEFINITIONS

8.5 Definition of Urban Community

Define Urban Communities as those large, populated unincorporated areas which contain a wide range of residential land use densities and a mix of land uses which provide services to surrounding areas and meet, in part, the internal shopping, employment and recreational needs of the community residents.

8.6 Definition of Urban Neighborhood

Define Urban Neighborhoods as those unincorporated areas which are primarily devoted to residential land uses and are generally functionally integrated with adjacent incorporated areas.



The Urban Land Use map is located in the Map component on page 8.1M.

8.7 Definition of Special Urban Areas

Define Special Urban Unincorporated Areas as urban areas which are devoted primarily, but not necessarily or exclusively, to nonresidential or special uses.

DESIGNATIONS

8.8 Designation of Existing Urban Communities

Designate North Fair Oaks and Montara-Moss Beach-El Granada as existing Urban Communities.

8.9 Designation of Existing Urban Neighborhoods

Designate as existing Urban Neighborhoods: (1) Broadmoor, (2) Unincorporated Colma, (3) Country Club Park, (4) Burlingame Hills, (5) the Highlands/Baywood Park, (6) Devonshire, (7) Palomar Park, (8) Emerald Lake Hills and Oak Knoll, (9) Kensington Square, (10) Sequoia Tract, (11) West Menlo Park, (12) Menlo Oaks, (13) Park Forest/Watkins, (14) Weekend Acres, (15) Ladera, (16) Los Trancos Woods, and (17) Vista Verde.

8.10 Designation of Existing Special Urban Areas

Designate as existing Special Urban Unincorporated Areas: (1) Olympic Country Club, (2) California Golf Club, (3) San Bruno Mountain, (4) Peninsula Golf and Country Club, (5) Edgewood County Park, (6) Sweeney Ridge Skyline Preserve, and (7) the Hassler property, (8) San Francisco Jail, (9) San Francisco International Airport, (10) Stanford University Lands, (11) Guadalupe Valley Quarry, (12) Ideal Cement, (13) Harbor Industrial Area, (14) McLellan Nursery, (15) Horgan Ranch, (16) Bayshore Mobile Home Parks, and (17) lands of Benedetti.

The Land Use (North County Area) map is located in the Map component on page 8.2M.

8.11 General Plan Land Use Designations for Urban Areas

- a. Adopt the land use designations, and amendments thereto, of the:
(1) Local Coastal Program, (2) Emerald Lake Hills Community Plan, and (3) North Fair Oaks Community Plan and other future area plans as the proposed General Plan land use designations in these urban areas.
- b. Reflect these adopted area plan land use designations on the General Plan Proposed Land Use Maps.
- c. Use the policies of the General Plan Urban Land Use Chapter to provide guidance when: (1) designating the remaining portions of urban areas on the General Plan Proposed Land Use Maps, (2) conducting land use studies and/or preparing future area plans, and (3) amending the land use designations of existing area plans.
- d. Adopt the proposed land use maps for Urban Areas as part of the County's land use plan.


8.12 Future Area Plans and Land Use Studies

Consider conducting land use studies and/or preparing future area plans for: (1) Colma, (2) lands of Benedetti, (3) Sequoia Tract, (4) West Menlo Park, and (5) Stanford lands. Combine land use designations in these areas with a Future Study designation.

GENERAL POLICIES

8.13 Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas

- a. Utilize, as guidelines only, the designations and densities shown in Table 8.1P to achieve stated land use objectives within unincorporated Urban Communities, Urban Neighborhoods and Special Urban Areas.




The Land Use (Mid-Bayside Area) map is located in the Map component on page 8.3M.

TABLE 8.1P

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES AND LOCATIONAL CRITERIA IN URBAN AREAS

<u>LAND USE DESIGNATION</u>	<u>URBAN COMMUNITY</u>	<u>URBAN NEIGHBORHOOD</u>	<u>SPECIAL URBAN AREA</u>	<u>LOCATIONAL CRITERIA¹</u>
Low Density Residential (0.3-2.3 du/net ac)		X		(1) Existing low density areas. (2) Hillside areas with steep slopes. (3) Adjacent to sensitive habitats. (4) Hazardous areas. (5) Not within areas of high perceived noise levels.
Medium Low Density Residential (2.4-6.0 du/net ac)		X		(1) Existing medium low density areas. (2) Hillside areas with steep slopes. (3) Adjacent to sensitive habitats. (4) Hazardous areas. (5) Not within areas of high perceived noise levels.
Medium Density Residential (6.1-8.7 du/net ac)	X	X		(1) Existing medium density areas. (2) Where there are adequate public services and facilities. (3) Along or near major transportation corridors. (4) Not within areas of high perceived noise levels.
Medium High Density Residential (8.8-17.4 du/net ac)	X	X	X	(1) Existing medium high density areas. (2) Along transportation corridors. (3) Adjacent to or in conjunction with commercial land uses. (4) Near employment centers. (5) Next to public services and facilities. (6) On large vacant parcels on the edge or outside of single-family neighborhoods. (7) Not within areas of high perceived noise levels.




The Land Use (South Bayside Area) map is located in the Map component on page 8.4M.

TABLE 8.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES AND LOCATIONAL CRITERIA IN URBAN AREAS

LAND USE DESIGNATION	URBAN COMMUNITY	URBAN NEIGHBORHOOD	SPECIAL URBAN AREA	LOCATIONAL CRITERIA ¹
High Density Residential (17.5-87.0 du/net ac)	X	X	X	<ul style="list-style-type: none"> (1) Existing medium high density areas. (2) Along transportation corridors. (3) Adjacent to or in conjunction with commercial land uses. (4) Near employment centers. (5) Next to public services and facilities. (6) On large vacant parcels on the edge or outside of single-family neighborhoods. (7) Not within areas of high perceived noise levels.
General Commercial	X	X		<ul style="list-style-type: none"> (1) Where there is a demand for general commercial services. (2) Where a variety of compatible commercial uses can be concentrated. (3) Next or close to major transportation routes but not in long, continuous strips or isolated spots. (4) Where there is convenient automobile access. (5) Where parking facilities and other improvements can be provided.
Neighborhood Commercial	X	X		<ul style="list-style-type: none"> (1) Where there is a demand for neighborhood commercial services. (2) Where a variety of compatible commercial uses can be concentrated. (3) Next or close to major transportation routes but not in long, continuous strips or isolated spots. (4) Proximate to residential areas. (5) Where there is convenient automobile, transit, pedestrian, and/or bicycle access. (6) Where parking facilities and other improvements can be provided.



The Land Use (Mid-Coast Area)
map is located in the Map
component on page 8.5M.

TABLE 8.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES AND LOCATIONAL CRITERIA IN URBAN AREAS

LAND USE DESIGNATION	URBAN COMMUNITY	URBAN NEIGHBORHOOD	SPECIAL URBAN AREA	LOCATIONAL CRITERIA ¹
Commercial Recreation	X			<ul style="list-style-type: none"> (1) Where there is a demand for commercial recreation services. (2) Where a variety of compatible commercial uses can be concentrated. (3) Next or close to major transportation routes, but not in long, continuous strips or isolated spots. (4) Where there is convenient automobile, transit, pedestrian, and/or bicycle access. (5) Where parking facilities and other improvements can be provided. (6) Where a natural and/or man-made setting (e.g., access to a marina) make the area attractive to visitors.
Office Commercial	X	X	X	<ul style="list-style-type: none"> (1) Existing office areas. (2) Along transportation corridors. (3) Near employment centers. (4) Where commercial and residential uses need to be buffered. (5) Where there is convenient automobile, transit, pedestrian and/or bicycle access.
Office/Residential	X	X	X	<ul style="list-style-type: none"> (1) Where residential uses need to be buffered from major transportation routes. (2) Where existing residential and commercial uses need to be buffered by a transition zone.
General Industrial	X		X	<ul style="list-style-type: none"> (1) Existing industrial areas. (2) Accessible to housing opportunities. (3) Where sufficient existing or potential urban services are available. (4) Proximate and convenient to major transportation facilities (roads, transit, rail).

TABLE 8.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES AND LOCATIONAL CRITERIA IN URBAN AREAS

LAND USE DESIGNATION	URBAN COMMUNITY	URBAN NEIGHBORHOOD	SPECIAL URBAN AREA	LOCATIONAL CRITERIA ¹
Heavy Industrial	X		X	(1) Existing industrial areas. (2) Close to housing opportunities. (3) Where sufficient existing or potential urban services are available. (4) Proximate and convenient to major transportation facilities (roads, transit, rail).
Industrial Buffer	X		X	(1) Between industrial areas and areas sensitive to industrial, traffic noise, glare, odor, etc., particularly residential areas.
Institutional	X	X	X	(1) Existing educational facilities, government facilities, other public facilities. (2) On parcels owned by public agencies and suitable for development of institutional uses.
Airport Airport/Transportation Related ²	X		X	(1) Existing airports and adjoining airport land.
Public Recreation	X	X	X	(1) On parcels owned and managed by a public park and recreation agency.
Private Recreation	X	X	X	(1) On parcels owned and managed by a private recreational organization.
General Open Space	X	X	X	(1) Where natural resources are in need of protection. (2) Where there is managed production of resources. (3) Where it is necessary to protect the public and health and safety. (4) Where outdoor recreation is or could be suitably provided.

NOTES:

1. The locational criteria are intended to be guidelines to be used when making appropriate land use designations for urban communities, urban neighborhoods, and special urban areas. They link the policies of the General Plan to the designations on the proposed land use map. When using the table, any individual criterion or combination of criteria may justify a particular land use designation. However, the presence of one or more criteria does not necessarily make that designation mandatory, nor the most appropriate because other, more important land use objectives may call for another designation.
2. San Francisco International Airport Land west of Highway 101 designated for Airport use is intended to be used for transportation-related facilities.

- b. Use the criteria in Table 8.1P, as guidelines only, to locate land use designations in urban unincorporated areas.

RESIDENTIAL LAND USE

8.14 Land Use Compatibility

- a. Protect and enhance the character of existing single-family areas.
- b. Protect existing single-family areas from adjacent incompatible land use designations which would degrade the environmental quality and economic stability of the area.

COMMERCIAL LAND USE

8.15 Land Use Compatibility

Ensure that commercial development is compatible with adjacent land uses.

8.16 Commercial Recreation

Where appropriate, separate neighborhood commercial land uses from commercial recreation land uses.

8.17 Buffers

Buffer commercial land uses when needed to protect contiguous residential uses.

8.18 Standards

Regulate commercial development by enforcing development standards (e.g., site planning, design, and construction standards) and performance standards to ensure high quality commercial development.

8.19 Redevelopment

Encourage the redevelopment of existing commercial land uses in a manner which is compatible with surrounding land uses.

INDUSTRIAL LAND USE

8.20 Industrial Planning

Plan for industrial land uses to provide an adequate tax base and source of employment.

8.21 Industrial Expansion

Designate land to allow for future industrial expansion.

8.22 Concentration of Uses

Concentrate the location of industrial land uses in order to achieve an efficient use of transportation facilities and energy supplies.

8.23 Land Use Compatibility

Ensure that industrial development is compatible with adjacent land uses.

8.24 Buffers

Buffer industrial development when needed to protect adjacent land uses.

8.25 Large Parcels

In order to achieve greater site planning flexibility and compatibility with adjacent land uses, consider industrial designations as more appropriate for large parcels.*

*Large parcels are generally 20,000 square feet or greater.

RECREATIONAL LAND USE

8.26 Recreational Land Use Planning

Plan for recreational land uses to provide recreational opportunities.

REGULATION OF DEVELOPMENT IN URBAN AREAS

8.27 Parcel Consolidation

Where necessary to achieve quality site planning and greater design flexibility, encourage the consolidation of smaller parcels which are designated for intense land uses, including, but not limited to, Industrial, Medium High and High Density Residential.

8.28 Density Bonuses

Consider allowing density bonuses for developments which consolidate smaller parcels that are designated Medium High to High Density Residential.

8.29 Infilling

Encourage the infilling of urban areas where infrastructure and services are available.

8.30 Mixed Use

Encourage development which contains a combination of land uses (mixed-use development), particularly commercial and residential developments along major transportation corridors.

8.31 Overcoming Constraints to Development

- a. Encourage efficient and effective infrastructure (e.g., water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas.
- b. Encourage improvements which minimize the dangers of natural and man-made hazards to human safety and property.

ANNEXATION

8.32 Cooperation toward Annexation

Work with the residents of unincorporated urban areas and the government and residents of adjacent cities to increase an understanding of the implications of annexation.

8.33 Annexation of County-Owned Facilities

Where practicable, initiate annexation of County-owned facilities located in urban areas and adjacent to a city.

GENERAL DEVELOPMENT STANDARDS

8.34 Zoning Regulations

To ensure that development is consistent with land use designations, continue to use zoning districts which regulate development by applying specific standards.

8.35 Uses

Allow uses in zoning districts that are consistent with the overall land use designation.

8.36 Density

Regulate maximum allowable densities in zoning districts in order to: (1) ensure a level of development that is consistent with land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and man-made hazards.

8.37 Parcel Sizes

Regulate minimum parcel sizes in zoning districts in an attempt to: (1) ensure that parcels are usable and developable, (2) establish orderly and compatible development patterns, (3) protect public health and safety, and (4) minimize significant losses of property values.

8.38 Height, Bulk, and Setbacks

Regulate height, bulk, and setback requirements in zoning districts in order to: (1) ensure that the size and scale of development is compatible with parcel size, (2) provide sufficient light and air in and around structures, (3) ensure that development of permitted densities is feasible, and (4) ensure public health and safety.

8.39 Parking Requirements

Regulate minimum on-site parking requirements and parking development standards in order to: (1) accommodate the parking needs of the development, (2) provide convenient and safe access, (3) prevent congestion of public streets, and (4) establish orderly development patterns.

Energy

8.40 Land Divisions

When creating new land divisions, align streets and parcels to maximize solar access.

8.41 Solar Access

Minimize the obstruction of solar access by: (1) protecting structures from encroachment, (2) landscaping with appropriate plant materials, and (3) clustering structures where beneficial.

8.42 Buildings

Encourage the construction of energy efficient buildings which use renewable resources to the maximum extent possible.

RURAL LAND USE POLICIES

The County will:

GOALS AND OBJECTIVES

9.1 Goal for Land Use Planning in the Rural Area

Provide a compatible and harmonious arrangement of land uses in the rural area by concentrating development in specific areas in order to encourage the conservation and the managed production of natural resources which meet general social and economic needs.

9.2 Land Use Objectives for Rural Service Centers

Encourage the continuation and development of Rural Service Centers in order to: (1) provide commercial facilities which support local residents and the surrounding agricultural, timber harvesting, resource extraction and recreational economy; (2) meet the housing needs which are generated by local employment; (3) concentrate development and services to minimize impact upon surrounding resources and maximize compatibility of land uses; (4) facilitate the provision of services and infrastructure; and (5) promote local employment opportunities and enhance creative enterprise through development of appropriately zoned parcels and/or adaptive reuse of non-residential structures that are consistent with the protection of neighborhood quality.

9.3 Land Use Objectives for Rural Residential Subdivisions

Encourage the continuation and development of designated Rural Residential Subdivisions in order to: (1) provide housing opportunities in the rural areas; (2) concentrate new residential development in existing residential areas where services are likely to be available; and (3) protect surrounding resources from the potential adverse impacts of development.

9.4 Land Use Objectives for the Rural Lands

Protect and enhance the resources of the Rural Lands in order to: (1) protect and conserve vegetation, water, fish and wildlife resources, productive soil resources for agriculture and forestry, and other resources vital to the sustenance of the local economy; (2) carefully manage and enhance the use, production, conservation or extraction of soils, timber, minerals and other natural resources; (3) protect and enhance the unique scenic quality and pastoral character of the rural lands; (4) provide a diversity of outdoor recreational opportunities for existing and future County residents; (5) protect the public health and safety by minimizing the location of new development in potentially hazardous areas and directing infrastructure improvements to areas that will benefit the greatest number of rural residents and visitors; (6) minimize the amount of environmental damage caused by construction of major and minor roads or other infrastructure improvements; and (7) promote local employment opportunities and enhance creative enterprise by encouraging visitor-serving facilities, ancillary and accessory uses vital to resource production operations, and adaptive reuse of existing non-residential structures consistent with protection of surrounding resources.

DEFINITIONS

9.5 Rural Service Centers

Define Rural Service Centers as small rural communities having a combination of land uses which provide services to surrounding rural areas.

9.6 Rural Residential Subdivisions

Define Rural Residential Subdivisions as clusters of residential development subdivided into parcels that are generally less than or slightly larger than five acres. Rural Residential Subdivisions can include vacant parcels or neighborhood commercial uses, but are predominately developed with single family homes.

9.7 Rural Lands

Define Rural Lands as those rural areas outside of Rural Service Centers and Rural Residential Subdivisions. Rural lands include, but are not limited to, those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space. Rural lands can also include institutional uses and public service uses, such as solid waste disposal sites.


DESIGNATIONS

9.8 General Plan Land Use Designations For Rural Areas

- a. Adopt the land use designations of the Local Coastal Program, the Skyline Area General Plan Amendment, other future area plans, and amendments to these plans as the General Plan land use designations in the rural areas.
- b. Reflect these adopted area plan land use designations on the General Plan Proposed Land Use map.
- c. Use the policies of the General Plan Rural Land Use Chapter to provide guidance when: (1) designating the remaining portions of rural areas on the General Plan Proposed Land Use map; (2) preparing future area plans; and/or (3) amending the land use designations of existing area plans.

9.9 Designation of Existing Rural Service Centers

Designate San Gregorio, Pescadero and La Honda as existing Rural Service Centers.



The Rural Land Use map is
located in the Map component on
page 9.2M.

9.10 Designation of Existing Rural Residential Subdivisions

a. Skyline Area Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Quail Lane, (2) Sierra Morena Woods, (3) Redwood Park, (4) Kings Mountain Park, (5) Sky Ranch Estates, (6) Skylonda, (7) La Honda Vista, (8) Heacox Road, (9) Middleton Tract, and (10) Bear Gulch Road-East.

b. La Honda/Loma Mar Area Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Alpine Creek Tract, (2) La Honda/Redwood Properties, (3) Redwood Terrace, (4) Loma Mar, (5) Pescadero Creek Park Subdivision, and (6) Guthrie Subdivision.

c. Coastal Zone Rural Residential Subdivisions

Designate as Rural Residential Subdivisions: (1) Dearborn Park, (2) Butano Falls, and (3) Portola Heights.

9.11 Designation of Rural Lands

Designate as Rural Lands the remaining rural areas outside of the Rural Service Centers and Rural Residential Subdivisions.

GENERAL POLICIES

9.12 Land Use Designations and Locational Criteria for the Rural Areas

- a. In order to meet the land use objectives for the Rural Service Centers, Rural Residential Subdivisions, and Rural Lands, utilize as guidelines the land use designations and the range of allowable densities shown in Table 9.1P.

TABLE 9.1P

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

<u>LAND USE DESIGNATION¹</u>	<u>RURAL SERVICE CENTER</u>	<u>RURAL RESIDENTIAL SUBDIVISION</u>	<u>RURAL LANDS</u>	<u>LOCATIONAL CRITERIA³</u>
<u>Very Low Density Residential</u> (approximately or slightly less than 0.2 d.u./net acre)		X	X	(1) Substantially divided to densities of approximately 1 d.u./5 acres, or slightly above 5 acres. (2) Developed with existing very low density residential uses. (3) Located in proximity to existing developed areas. (4) Hazardous areas.
<u>Low Density Residential</u> (0.3-2.3 d.u./net acre)	X	X		(1) Substantially divided to low density residential densities. (2) Developed with existing low density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 2.3 d.u./net acre. (4) Water supply is limited. (5) Hazardous areas.
<u>Medium-Low Density Residential</u> (2.4-6.0 d.u./net acre)	X	X		(1) Substantially divided to medium-low density residential densities. (2) Developed with existing medium-low density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 6.0 d.u./net acre. (4) Located near major transportation corridors. (5) Water supply is available. (6) Hazards are easily mitigable.
<u>Medium Density Residential</u> (6.1-8.7 d.u./net acre)	X			(1) Substantially divided to medium density residential densities. (2) Developed with existing medium density residential uses. (3) Septic systems can be accommodated on lots divided to a maximum of 8.7 d.u./net acre or other sewage disposal technologies that meet local and regional public health requirements can be provided. (4) Located near major transportation corridors or major junctions. (5) Water and other public services are available. (6) Hazards are mitigable.

TABLE 9.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Neighborhood Commercial</u>	X	X		<ul style="list-style-type: none"> (1) Developed with existing neighborhood scale commercial uses. (2) The proposed commercial use will complement and serve the surrounding neighborhood. (3) Located near major transportation corridors where there is convenient automobile, transit, bicycle or pedestrian access. (4) Septic systems can be accommodated or other sewage disposal technologies that meet local and regional public health requirements can be provided. (5) Water and other public services are available. (6) Adequate parking can be made available. (7) On-site hazards are mitigable. (8) There is a market for neighborhood commercial services.
<u>General Commercial</u>	X			<ul style="list-style-type: none"> (1) Developed with existing, more intensive scale general commercial uses. (2) The proposed commercial use will complement and serve the surrounding neighborhood and can be adequately buffered from or blend with the surrounding neighborhood. (3) The proposed commercial use will not adversely impact surrounding resource lands. (4) Located, immediately adjacent to major transportation corridors where there is convenient automobile, transit, bicycle or pedestrian access. (5) Septic systems can be accommodated or other sewage disposal technologies that meet local and regional public health requirements can be provided. (6) Water and other public services can feasibly be provided. (7) Adequate parking can be made available. (8) On-site hazards are mitigable. (9) There is a market for general commercial services.

The Land Use (Rural Service Centers) map is located in the Map component on page 9.3M.

TABLE 9.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Institutional</u>	X	X	X	(1) Developed with existing educational facilities, government facilities or other public facilities. (2) Owned by public agencies. (3) Suitable for development for institutional uses.
<u>General Open Space</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the protection of open space)	X	X	X	(1) Suitable for very low density development because of hazards or conflict with surrounding resources. (2) Where there is managed production of resources. (3) Where a complementary buffer for other resource extraction or production uses is needed. (4) Where outdoor recreation and open space is or could be suitably provided. (5) Used for watershed or other resource protection.
<u>Public Recreation</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the encouragement of public recreation)	X	X	X	(1) Owned and/or managed by public agencies for recreational and open space purposes. (2) Hazards are easily mitigable.
<u>Private Recreation</u> (Density generated at a rate between 1 density credit per 5 acres and 1 density credit per 160 acres, as determined to be consistent with the encouragement of private recreation)	X	X	X	(1) Privately owned and/or managed for recreational and open space purposes. (2) Hazards are easily mitigable.

TABLE 9.1P (Continued)

APPROPRIATE LAND USE DESIGNATIONS, DENSITIES² AND LOCATIONAL CRITERIA IN RURAL AREAS

LAND USE DESIGNATION ¹	RURAL SERVICE CENTER	RURAL RESIDENTIAL SUBDIVISION	RURAL LANDS	LOCATIONAL CRITERIA ³
<u>Agriculture</u>			X	
Prime Agricultural Land ⁴ Land Suitable For Agriculture ⁵ Ancillary Lands ⁶ (Density generated at a rate between 1 density credit per 5 acres to 1 density credit per 160 acres, as determined to be consistent with the protection of agriculture) ⁷				(1) Contain soils with agricultural capability. (2) Under cultivation. (3) In use for the grazing and browsing of livestock. (4) Necessary for protection of agriculture from incompatible uses due to strategic location.
<u>Timber Production</u> (Density generated at a rate between 1 density credit per 5 acres to 1 density credit per 160 acres, as determined to be consistent with the protection of productive timberlands)			X	(1) Contain productive timber resources or soils with timber capability. (2) Within a timber production zoning district. (3) In use for timber harvesting under State Department of Forestry Permit. (4) In use for Christmas Tree farms.
<u>Solid Waste Disposal Facilities</u>			X	(1) Currently being used for solid waste disposal. (2) Adjacent to or near an existing solid waste disposal site that may be needed to expand the site. (3) Containing enough surrounding area to buffer the solid waste disposal area from surrounding uses.

- Notes:
1. Land use designations may be divided into more specific subcategories with the General Plan, as necessary to reflect local circumstances and achieve local land use objectives.
 2. The question of allowable density in rural lands is determined through a density analysis which incorporates the opportunities and constraints to site development, including but not limited to, the presence of resources, hazards and adequacy of access in determining the density allowed for each individual parcel. Although the densities for the rural lands could be as low as 5 acres, generally a minimum of 40 acres to 160 acres for each density credit is appropriate for the rural land uses.
 3. The locational criteria are intended to be guidelines to be used when making appropriate land use designations for rural service centers, rural residential subdivisions, and rural lands. They link the policies of the General Plan to the designations on the proposed land use map. When using the table, any individual criterion or combination of criteria may justify a particular land use designation. However, the presence of one or more criteria does not necessarily make that designation mandatory, nor the most appropriate because other, more important land use objectives may call for another designation. The order of the locational criteria does not indicate a priority ranking.
 4. Land which includes any of the following characteristics:
 - Class I and II soils, as well as Class III soils that are capable of growing artichokes or Brussels sprouts; or
 - Ability to produce crops that normally return, on an annual basis, not less than \$692 per acre (1985), or subsequent adjustments for inflation; or
 - Soils that have a good combination of natural, physical, and chemical characteristics for producing agricultural products, and for which a dependable source of water is available; or
 - Feasible production of irrigated row crops and soil dependent floriculture, including but not limited to cultivation of artichokes, Brussels sprouts, and field flowers; or
 - Conforms with the California Department of Food and Agriculture criteria for prime rangeland.
 5. Land which includes any of the following characteristics:
 - Feasible production of agricultural products, including but not limited to: (1) cultivation of pumpkins, peas, Christmas trees, hay, oats, and other grains, (2) planting of non-soil dependent floriculture, and (3) grazing of livestock; or
 - A continued record of agricultural activities.
 6. Land which is least suitable for agriculture or incapable of agricultural production but which is important for any of the following characteristics:
 - May be necessary to buffer nearby agricultural land from incompatible uses due to its strategic location; or
 - Adjacent to Prime Agricultural Land and Land Suitable for Agriculture where it is most appropriate to direct non-agricultural related development proposed on individual parcels.
 7. At the time of adoption of this General Plan, the Board of Supervisors was in the process of choosing a consultant to prepare a Coastside Agricultural Economic Study. This Study may result in recommendations for changes as to how the County will define and protect agriculture in the Coastal Zone.

- b. Use the criteria in Table 9.1P as guidelines for choosing land use designations in Rural Service Centers, Rural Residential Subdivisions, and Rural Lands.

9.13 Master Land Division Plans

Require the preparation of master land division plans when parcels proposed for land division have a development potential of five or more dwelling units. Require the land division plan to specify the road pattern and required improvements, domestic water supply sources, on-site sewage disposal and the phasing of the eventual development of the parcel.

RURAL SERVICE CENTERS

REGULATION OF DEVELOPMENT

9.14 Development Standards for Rural Service Centers

In evaluating proposals for Rural Service Center development, determine: (1) the potential impacts of such development on the visual, timber, agricultural, recreational, and other resources contained in the Rural Lands immediately surrounding the Rural Service Center, (2) the compatibility of the proposed development with the existing development pattern within the individual Rural Service Center, and (3) the need for the proposed development in the community and the surrounding area.

9.15 Overcoming Constraints to Development

Support infrastructure improvements necessary to serve the level of development allowed within Rural Service Centers in order to: (1) provide adequate access, water and sewage disposal facilities necessary to serve that level of development, and (2) mitigate any existing flooding hazards.

9.16 Urban/Rural Boundaries Around Existing Rural Service Centers

- a. Continue the existing urban/rural boundary lines around Pescadero and San Gregorio.
- b. Consider amendments to these boundaries and/or adoption of an urban/rural boundary around La Honda.
- c. Consult with communities regarding proposed amendments to the urban/rural boundary surrounding Rural Service Centers prior to adoption of such amendments.

9.17 Criteria for Expansion of the Urban/Rural Boundary Around Existing Rural Service Centers

Consider expansion of the urban/rural boundary surrounding existing Rural Service Centers when the economic or social needs of the residents of the Rural Service Center and surrounding Rural Lands cannot be achieved by the limited supply of land within the Rural Service Center because: (1) the existing supply of land within the Rural Service Center has been substantially developed to the allowable density (i.e. buildout to maximum allowable density has (a) either occurred or (b) is prevented from occurring because property has not been developed to accommodate the economic or social needs of the residents) or (2) development within the Rural Service Center has become infeasible.

9.18 Criteria for Expansion of the Urban/Rural Boundary Around Rural Service Centers

Prior to approval of the expansion of the urban/rural boundary around Rural Service Centers require that the following criteria be met: (1) the economic or social need for the expansion has been clearly demonstrated; (2) adequate services can be provided to support the new level of development permitted by the expansion; (3) the hazards to any new potential development permitted by the expansion can be adequately mitigated by the developer; (4) the area proposed for expansion is the

most environmentally suitable and available location for such expansion; (5) measures for protecting affected resources have been incorporated into the expansion proposal; (6) hearings have been conducted in the Rural Service Centers or surrounding Rural Lands to receive public comment on the proposed expansion.

RURAL RESIDENTIAL SUBDIVISIONS

REGULATION OF DEVELOPMENT

9.19 Establishment of New Rural Residential Subdivisions

Allow the development of new Rural Residential Subdivisions and their designation in the General Plan.

9.20 Criteria for Establishment of New Rural Residential Subdivisions

Allow for the development and designation of new Rural Residential Subdivisions when at least the following conditions are present: (1) land use compatibility and resource protection will be achieved by the design of the land division, (2) environmental impacts and hazard risks can be adequately mitigated, and (3) conformance with State and local land use regulations, as they exist or as they are amended, to provide for establishment of new rural residential subdivisions.

9.21 Development Standards for Rural Residential Subdivisions

In evaluating proposals for development within rural residential subdivisions, consider: (1) the potential impacts of such development on the visual, timber, agricultural and other resources contained in the rural lands immediately surrounding the rural residential subdivision, and (2) the compatibility of the proposed development with the existing development pattern within the individual rural residential subdivision.

9.22 Adjust Density to the Limitations of the Terrain in Subdivided Areas

Adjust minimum building site size allowed in subdivided areas in order to reflect limitations of terrain, environmental and service constraints.

RURAL LANDS POLICIES

GENERAL POLICIES

9.23 Land Use Compatibility in Rural Lands

- a. Encourage compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.
- b. Promote land use compatibility by encouraging the following methods:
 - (1) locate new residential or commercial development immediately adjacent to existing developed areas;
 - (2) where services and site conditions permit, cluster new residential or commercial development so that large parcels can be retained for the protection and use of vegetative, visual, agricultural, timber and other resources;
 - (3) buffer existing agricultural activities from adjacent recreational use; and
 - (4) buffer land uses such as mineral extraction, timber harvesting, solid waste disposal sites and other resource extraction uses from surrounding land uses by auditory and visual screening, isolation in large parcels, and other appropriate methods.

9.24 Determining Appropriate Development Densities for the Rural Lands

Determine allowable densities for each individual parcel in the rural lands, through an analysis of resources, hazards, availability of services, and land use patterns, including but not limited to: (1) the presence of productive soil resources; (2) the presence of geotechnical, fire, and flooding hazards; (3) the degree of slope and slope stability;

(4) the adequacy of access to all weather roads; (5) the presence of agricultural preserve or other contracts limiting the intensity of use on the parcel; (6) the presence of scenic corridors or other public recreational facilities; (7) the presence of sensitive habitats and/or threatened or endangered species or (8) other factors which could affect the use of the rural lands.

9.25 Compatible Land Uses Adjacent to Rural Service Centers and Rural Residential Subdivisions

Encourage land uses in proximity to Rural Service Centers and Rural Residential Subdivisions that are compatible with the visual, economic, and/or social character of the community.

9.26 Coastal Zone Priorities

Address the priorities as mandated by the California Coastal Act in land use decisions in the Coastal Zone.

REGULATION OF DEVELOPMENT

Agriculture

9.27 Definition of Agricultural Activities

Define agricultural activities as feasible activities, including but not limited to the cultivation of land to produce food, fiber, fuel, and flowers, the grazing, growing, or pasturing of livestock, and the handling, processing or marketing of agricultural products.

9.28 Encourage Existing and Potential Agricultural Activities

- a. Encourage the continuance of existing agricultural and agriculturally-related activities.

- b. Encourage agricultural activities on soils with agricultural capability which are currently not in production.
- c. Consider agricultural land use designations for parcels which have existing agricultural activities or which contain soils with agricultural capability that are presently designated General Open Space, during future review of area plans.
- d. Consider open space designations for agricultural parcels that are no longer capable of agricultural activities during future reviews of area plans.

9.29 Criteria for Division

- a. In order to establish and/or maintain agricultural activities, encourage the maintenance and/or creation of appropriately-sized agricultural parcels.
- b. If land division of parcels designated as Agriculture is proposed, prepare a master land division plan which will: (1) designate agricultural and non-agricultural parcels; (2) retain areas containing soils with agricultural capability in appropriately sized parcels; (3) create or maintain the size of agricultural parcels to ensure that existing or potential agricultural productivity is not diminished; (4) create non-agricultural parcels that are of only the minimum size necessary to meet domestic well water and on-site sewage disposal requirements; (5) cluster non-agricultural parcels in locations which have the least impact upon existing and potential agricultural uses; and (6) clearly define buffer areas between agricultural and non-agricultural uses. Regulations should place priorities according to the relative productive characteristics of the resources.

9.30 Development Standards to Minimize Land Use Conflicts with Agriculture

- a. Avoid to the greatest extent possible locating non-agricultural activities on soils with agricultural capability or lands in agricultural production. Regulations should place priorities according to the relative productive characteristics of the resource.
- b. Locate non-agricultural activities in areas of agricultural parcels which cause the least disturbance to feasible agricultural activities.
- c. Buffer any non-agricultural activities from agricultural activities by means of distance, physical barriers or other non-disruptive methods.
- d. Ensure that any extension of public services and facilities to serve non-agricultural activities will not impair feasible agricultural activities.

9.31 Protection of Agricultural Lands

- a. Apply methods which assist in the retention and expansion of lands with agricultural activities such as density bonuses, enforceable restrictions (e.g. easements, contracts or deed restrictions), lease back of agricultural lands owned by public agencies, transfer of development rights, or other appropriate methods.
- b. Make efforts to inform landowners, residents and visitors to adjacent properties of the priority of agricultural activities and the possible inconvenience and/or discomfort resulting from normal agricultural activities.

Timber Production

9.32 Encourage Existing and Potential Timber Production Land Uses

- a. Encourage the continuance of existing timber production operations that are located on parcels currently designated for timber production.
- b. Encourage expansion of timber harvesting operations on parcels designated for timber production, provided that the impacts of those operations on surrounding resources and adjacent land uses can be adequately mitigated.
- c. Permit the continuance or initiation of timber production operations on parcels designated for other land uses when it can be demonstrated that the timber production use would not disturb sensitive habitats and/or threatened or endangered species and other resources, would not create conflicts with adjacent land uses, and would provide adequate methods of buffering from adjacent land uses and resources.
- d. Prohibit any clear-cutting operations within county jurisdiction.
- e. Evaluate timber production designations for lands containing valuable timber resources that are presently designated General Open Space during future review of area plans.
- f. Designate for timber production parcels that have been zoned for timber production under the Timberland Productivity Act of 1982 or previous zoning regulations.

9.33 Criteria for Division

- a. In order to establish or maintain the viability of timber operations, encourage the maintenance and/or creation of timber production lands in large parcels.

- b. If land division of timber production lands is proposed, prepare a master land division plan which will: (1) designate parcels proposed for timber production and non-timber uses; (2) identify and retain areas with valuable timber resources in large parcels; (3) create or maintain the size of timber production parcels to ensure that existing or potential productivity is not diminished; (4) create non-timber parcels that are of only the minimum size necessary to meet domestic well water and on-site sewage disposal requirements; (5) cluster non-timber parcels in locations which have the least impact upon existing and potential timber uses; (6) clearly define buffer areas between the timber production areas and adjacent non-timber uses; and (7) clearly indicate the location and scheduling of future harvest operations.

9.34 Development Standards to Minimize Land Use Conflicts with Timber Production Lands

- a. Avoid locating non-timber uses in identified timber resource areas or other areas which are currently in timber production.
- b. Locate non-timber uses in areas of timber parcels which cause the least disturbance to existing feasible timber harvesting operations.
- c. Buffer any new non-timber uses from productive timber resources by means of restricted access, distance, physical barriers or other appropriate methods.
- d. Buffer any new timber operations from surrounding land uses by similar means.

Public Recreation

9.35 Encourage Existing and Potential Public Recreation Land Uses

- a. Encourage the continuation and expansion of existing public recreation land uses on non-agricultural lands, including but not limited to, public beaches, parks, recreation areas, wild areas, and trails.
- b. Encourage the continuation and expansion of agricultural activities within the boundaries of public recreation lands that are not in recreational use.
- c. Encourage cooperation between public agencies and adjacent agricultural operations so as to reduce inconvenience to agricultural operators consistent with the protection of the public health.

9.36 Development Standards to Minimize Land Use Conflicts in Public Recreation Lands

- a. Protect public recreation uses from incompatible land uses such as commercial timber harvesting, mineral extraction or other resource recovery uses, whether these uses occur on-site or on adjacent parcels.
- b. Consider agriculture to be a compatible activity in public recreation lands, which must be protected and buffered from significant public intrusion.
- c. Consider selective timber harvesting to be an appropriate use only when forest management (i.e., manipulation of forest growth to assure a safe and healthy forest environment) is necessary. Under no circumstances, permit clear-cutting in public recreation lands.
- d. Provide structural, visual, auditory and other buffering mechanisms to protect portions of the public recreation lands that are used by the public from non-recreational land uses.

- e. Encourage public recreation providers to submit master park development plans for the design and management of recreational and non-recreational land uses.
- f. Require full phased reclamation/restoration of any portion of lands designated for public recreation that are used for resource extraction uses other than agriculture.
- g. Encourage the State to protect agricultural activities.

9.37 Ensure Land Use Compatibility Between Private and Public Recreation Lands

To ensure land use compatibility, incorporate buffering techniques into: (1) land division requests on parcels adjacent to public recreation lands; and (2) public recreation development requests adjacent to private property.

Private Recreation

9.38 Encourage Private Recreation Land Uses

- a. Encourage the continuation and expansion of private recreational land uses, including but not limited to visitor serving facilities such as country inns, restaurants, stables, private beaches and other uses.
- b. Encourage the continuation and expansion of agricultural activities on private recreation lands that are not in recreational use.
- c. Encourage cooperation between public agencies and adjacent agricultural operations so as to reduce inconvenience to agricultural operators consistent with the protection of the public health.

9.39 Development Standards to Minimize Land Use Conflicts in Private Recreation Lands

- a. Encourage private recreation providers to prepare long range plans for the development and land uses of their facilities.
- b. Protect private recreation uses from incompatible land uses such as timber harvesting, mineral extraction or other resource recovery uses, whether these uses occur on-site or on adjacent parcels.
- c. Consider agriculture to be a compatible activity in private recreation lands, which must be protected and buffered from significant public intrusion.
- d. Cluster recreationally oriented residential or group facilities development on private recreation lands to retain the open space character of the site and to protect resources.
- e. Provide structural, visual, auditory and other buffering mechanisms to protect portions of the private recreation lands that are used by the public from other incompatible land uses.
- f. Require full phased reclamation/restoration of any portion of lands designated for private recreation that are used for resource extraction uses other than agriculture.
- g. Develop measures to determine allowable density credits for private recreational development.

General Open Space

9.40 Maintenance of the Open Space Character of Lands Designated as General Open Space

Wherever possible, maintain the open space character of lands designated as General Open Space through acquisition and/or performance standards for locating new development.

9.41 Criteria for the Division of Lands Designated General Open Space

- a. Wherever possible in areas designated General Open Space, design land divisions to retain large areas without development in order to protect resources and maintain the scenic quality and open space character of the rural area.
- b. If land division for residential or commercial purposes is proposed, arrange the resulting land division using the following guidelines: (1) cluster proposed development in smaller parcels in order to maintain large parcels; (2) retain in large parcels areas with valuable resources or scenic quality; and (3) in order to maintain rural character, encourage several small clusters rather than one larger, suburban-type development.

9.42 Development Standards for Land Use Compatibility in General Open Space Lands

- a. Consider agriculture to be a compatible activity in general open space lands which must be protected and buffered from public intrusion and the intrusion of other incompatible land uses.
- b. Locate development in areas of parcels which cause the least disturbance to scenic resources and best retain the open space character of the parcel.
- c. Where possible, locate development in areas that are free from hazardous conditions, including but not limited to, steep slopes, unstable soils, and areas of special flood hazard.
- d. Require full reclamation/restoration of any portion of lands designated as General Open Space that are used for resource extraction uses.

9.43 San Francisco Watershed Lands

Recognize the San Francisco watershed lands as unique areas of special open space significance that should be protected from conflicting land uses in order to retain their value as open space, wildlife, water supply, and recreational resources.

Very Low Density Residential

9.44 Criteria for Division of Very Low Density Residential Lands

Discourage division of lands in very low density residential use unless such further division can be served by adequate access, water, and wastewater systems.

9.45 Development Standards for Very Low Density Residential Uses

Buffer residential uses from surrounding resource areas by means of physical barriers, large parcels, distance, visual screening or other appropriate mechanisms.

Institutional and Solid Waste Disposal Sites

9.46 Development Standards for Land Use Compatibility for Institutional Lands and Solid Waste Disposal Facilities

- a. When solid waste disposal facilities or institutional land uses are proposed, the operator shall provide adequate visual and auditory buffering from adjacent land uses by means of distance, large parcel sizes, physical barriers or other non-disruptive methods.
- b. Locate uses in portions of parcels that cause the least disturbance to resources and best retain the open space character of the parcel and surrounding area.

PROGRAM RESPONSIBILITIES

Role of the County:

9.47 Maintain and Update a Land Use Data Base

- a. In order to be adequately informed of existing conditions and changing trends in land use in the rural area, monitor the rate of development and potential impacts on services in the rural area and maintain data, including but not limited to, on the acreage in each land use, the number of dwelling units, rates of land conversion and the number of residential and commercial building permits issued by the County.
- b. Update this information during a periodic review of the General Plan as necessary.
- c. Reflect changes in land use on the Proposed Land Use map during a periodic review of the General Plan as necessary.

9.48 Develop Agricultural Subcategories

Develop subcategories for the designation of agriculture which consider distinctions in agricultural uses and/or the relative productive potential of agricultural lands.

9.49 Coordination With Other Public Agencies and Private Interests

Work closely with Federal and State agencies, cities, special districts and private interests to maintain accurate land use data and to inform them of County land use policies.

9.50 Continue the Cooperative Management of the San Francisco Watershed Lands

Continue the cooperative agreements between the County, the City and County of San Francisco, the State of California and the Golden Gate National Recreation Area for the management of the San Francisco Watershed Lands.

WATER SUPPLY POLICIES

The County will:

GOALS AND OBJECTIVES

10.1 Coordinate Planning

Coordinate water supply planning with land use and wastewater management planning to assure that the supply and quality of water is commensurate with the level of development planned for an area.

10.2 Safeguarding Water Supplies

Seek to safeguard the productive capacity of groundwater aquifers and storage reservoirs.

10.3 Water Conservation

Promote the conservation and efficient use of water supplies.

10.4 Development of Water Supplies

Promote the development of water supplies to serve: (1) agricultural uses, as the highest priority; (2) domestic uses; and (3) recreational uses.

DEFINITION

10.5 Water System

Define water system as a system of integrated piping, storage tanks, and a source of supply used for providing water for domestic purposes.

GENERAL POLICIES

10.6 Water Quality

- a. Encourage appropriate County and State agencies to monitor water supplies for pollutants.
- b. Encourage the removal of foul odors and tastes from domestic water supplies.

10.7 Park and Recreation Water Supplies

- a. Encourage the provision of water supplies in park and recreation areas commensurate with the desired level of development. (Please see the Park Chapter for related information.)
- b. Encourage coastal recreation and visitor serving facilities to provide drinking water.

10.8 Water Systems for Coastal Areas

Support efforts to provide adequate water systems for the Mid-Coast, rural service centers, and other unincorporated urban areas.

10.9 Potential Water Sources

- a. Support the creation of water supplies which are commensurate with the level of development permitted in adopted land use plans.
- b. Identify and encourage the protection and development of sites in rural areas suitable for reservoirs to store water supplies.
- c. Encourage and support different techniques to convert saltwater to potable water.
- d. Consider treated wastewater as a potential source of water.

- e. Encourage the development of off-stream reservoirs for the retention of water generated from winter runoff.

URBAN WATER SUPPLIES

10.10 Water Suppliers in Urban Areas

Consider water systems as the preferred method of water supply in urban areas. Discourage use of wells to serve urban uses. However, allow wells to serve urban uses when:

- a. No water is available from a water system to serve the area,
- b. There is no threat to public health, safety or welfare presented by the cumulative effects of well drilling in the area, and
- c. The following is demonstrated:
 - (1) Water quality meets County and State standards;
 - (2) The water flow meets County and State standards and is sufficient to meet the needs of the requested use; and
 - (3) The well is a safe distance from potential sources of pollution and other existing wells.

10.11 Coordination With Water Suppliers

Support and coordinate County water plans with future San Francisco Water Department and the Bay Area Water Users Association planning efforts.

10.12 Coordination of Water Suppliers

Encourage water providers to coordinate the planned capacity of their facilities commensurate with the level of development permitted by adopted land use plans and wastewater management plans.

10.13 Water Systems in Unincorporated Areas

Support efforts to improve water distribution and storage systems in unincorporated neighborhoods and communities.

10.14 Emergency Considerations

Support the development of a sufficient emergency supply of water including plans to interconnect with neighboring municipal water systems during emergencies that cause significant water service interruptions.

RURAL WATER SUPPLIES

Water Systems

10.15 Water Suppliers in Rural Areas

Consider the following as appropriate methods of water supply in rural areas: water systems and wells.

10.16 New Water Systems

Allow the creation of new water systems in Rural Service Centers and Rural Subdivisions areas only when demonstration is made of at least the following: (1) connections to existing systems are not available; (2) the new water system will use, as a source of supply, wells or springs; and (3) adequate financing for the new water system is available.

In the case of the Pescadero Rural Service Center, allow the use of surface water as a source of supply due to an existing inadequate supply of groundwater serving a substantial existing population.

10.17 Improving Existing Water Systems

- a. Support, where local residents express an interest, the possible consolidation of water systems under one management and pursue methods of financing this consolidation, such as assessment districts, Federal and State grants, and creation of new districts.
- b. Support the development of funding sources to make appropriate improvements to the facilities of water systems.
- c. Allow water systems using surface water supplies to continue this practice when done in accordance with appropriate permits and approvals.

Groundwater Supplies

10.18 Aquifer Studies and Management

- a. Support and cooperate in studies leading to a more thorough understanding of the groundwater aquifers, their location, quality, safe yield and migration patterns. Formulate and carry out a management program that would ensure the long-term viability of aquifers for beneficial use.
- b. Regulate, to the extent not in conflict with State law, the extraction of groundwater from aquifers in order to protect the safe yield and prevent overdrafting and saltwater intrusion.
- c. Discourage activities and operations that would pollute groundwater supplies. Encourage the cleanup and restoration of polluted aquifers.

Domestic Wells

10.19 Domestic Water Supply

Encourage the use of wells or springs rather than surface water for domestic water supplies to serve new development.

10.20 Well Location and Construction

- a. Require domestic vertical wells to be located an adequate distance away from the normal watercourse of a stream in order to minimize impacts upon downstream surface water supplies.
- b. Regulate the construction and location of wells in areas subject to flooding or served by septic tanks in order to minimize adverse impacts.

AGRICULTURAL WATER SUPPLIES

10.21 Agricultural Surface Water Sources

Protect downstream agricultural surface water sources by discouraging: (1) the creation of new non-agricultural parcels which would use nearby streams as a source for water supplies; and (2) the transfer of riparian rights to the new parcels.

Agricultural Impoundments

10.22 Developing Off-Stream Storage for Agriculture

Encourage the construction of small off-stream impoundments that draw water from peak winter streamflow for agricultural irrigation.

10.23 Expediting the Permit Process

Work with the State Division of Water Rights and the State Department of Fish and Game to develop procedures to shorten the time period required to obtain permits to appropriate water for agricultural purposes.

10.24 Financing Agricultural Impoundments

- a. Encourage the formation of assessment districts as a method to finance the construction of agricultural impoundments.
- b. Direct the County Manager's Office to research the availability of grants to finance and locate the construction of new agricultural impoundments.
- c. Encourage developers of non-agricultural uses to contribute toward financing the construction of agricultural impoundments.

WATER CONSERVATION

10.25 Efficient Water Use

- a. Encourage the efficient use of water supplies through effective conservation methods.
- b. Require the use of water conservation devices in new structural development.
- c. Encourage exterior water conservation.
- d. Encourage water conservation for agricultural uses by using efficient irrigation practices.

Water Reclamation

10.26 Wastewater Reuse

- a. Encourage the reuse and recycling of water whenever feasible.
- b. Encourage the use of treated wastewater that meets applicable County and State health agency criteria.

10.27 Wastewater Reservoirs

Identify sites suitable for use as reservoirs for treated wastewater. Consider using this wastewater for irrigation and/or public landscaping purposes. (Please see Wastewater Chapter for related information.)

WASTEWATER POLICIES

The County will:

GOALS AND OBJECTIVES

11.1 Adequate Wastewater Management

Plan for the provision of adequate wastewater management facilities to serve development in order to protect public health, wildlife habitats, and water quality.

11.2 Coordinate Planning

Coordinate wastewater management planning with land use and water supply planning to assure that the capacity of sewerage facilities is commensurate with the level of development planned for an area.

11.3 Current Technology

Encourage the development of wastewater management systems that utilize current technology.

URBAN AREAS

11.4 Adequate Capacity for Unincorporated Areas

Plan for the availability of adequate sewerage collection and treatment capacity for unincorporated urban areas.

11.5 Wastewater Management in Urban Areas

- a. Consider sewerage systems as the appropriate method of wastewater management in urban areas.

- b. Encourage the extension of sewerage systems to serve unincorporated urban areas presently using individual sewage disposal systems where warranted by public health concerns, environmental pollution or the planned density of development.
- c. Continue the use of existing individual sewage disposal systems in urban areas where lot sizes, site conditions, and planned densities are appropriate for these systems and where individual sewage disposal systems have functioned satisfactorily in the past.

11.6 Financing Sewerage Facilities in Urban Areas

Develop equitable financing plans for sewerage improvements in urban areas that are consistent with local needs.

11.7 Phasing Sewerage Improvements

Phase the development of wastewater facility improvements in areas with substantial growth potential so that sufficient capacity becomes available when needed by new growth in accordance with adopted land use plans.

11.8 Infiltration of Storm Water Into Sewerage Systems

Encourage sewerage treatment and collection system operators to conduct studies on potential infiltration and inflow of storm waters into sewerage systems and to implement programs to correct such problems.

11.9 Sewerage Capacity for Priority Land Uses

- a. Provide for the reservation of sewerage capacity for priority land uses where required by State law or local policy.
- b. Encourage sewerage districts which are required to reserve capacity for priority land uses to establish an equitable method of payment for such capacity.

RURAL AREAS

11.10 Wastewater Management in Rural Areas

Consider the following as appropriate methods of wastewater management in rural areas: (1) Rural Service Centers--sewerage systems and individual sewage disposal systems; (2) Rural Subdivisions and Rural Areas--individual sewage disposal systems.

11.11 Financing Sewerage Facilities in Rural Areas

Develop equitable financing plans for sewerage facilities in rural areas that are consistent with local needs.

11.12 Adequate Lot Sizes for Septic Tanks

In areas where septic tanks are used for wastewater management, ensure parcel sizes are of sufficient size to accommodate septic tank systems and otherwise meet the requirements of the Office of Environmental Health.

11.13 Septic Tank Maintenance

Establish regulations requiring the inspection and, where appropriate, the repair of inadequate or failed individual sewage disposal systems.

11.14 Alternative Wastewater Systems

Allow the development of alternative wastewater systems acceptable to the Office of Environmental Health and monitor technological developments in this area. Permit the installation of systems that are acceptable to the Office of Environmental Health in rural service centers, rural subdivisions and rural areas.

PROGRAM RESPONSIBILITIES

Role of the County

11.15 Educational Program

Request the Office of Environmental Health to develop a public education program for County residents using septic systems. Inform users of the operational requirements and limitations of these systems.

11.16 Sewer Facilities for Unincorporated Areas

In unincorporated areas where the County provides sewerage collection services, support the development of adequate sewerage facilities to serve the planned development of these areas. Work with sewerage authorities and cities to reserve capacity commensurate with the level of development planned for these areas.

11.17 Review of Public Works Capital Improvement Program

Request the Public Works Department to submit its annual Capital Improvement Program as it relates to wastewater improvements to the Planning Commission for review and comment in accordance with Section 65401 of the California Government Code.

TRANSPORTATION POLICIES

The County will:

GOALS AND OBJECTIVES

- 12.1 Plan for a transportation system that provides for the safe, efficient, and convenient movement of people and goods in and through San Mateo County.
- 12.2 To the extent possible, plan for accommodating future transportation demand in the County by using existing transportation facilities more efficiently, or improving and expanding them before building new facilities.
- 12.3 Provide for a balanced and integrated transportation system in the County which allows for travel by various modes and easy transfer between modes.
- 12.4 Plan for increasing the proportion of trips using public transit or ridesharing.
- 12.5 Balance and attempt to minimize adverse environmental impacts resulting from transportation system improvements in the County.
- 12.6 Promote the development of energy-conserving transportation systems in the County.
- 12.7 Coordinate transportation planning with adjacent jurisdictions.

AUTOMOBILE TRAVEL

12.8 Additional Capacity

When providing additional capacity for automobile traffic where needed, give priority to upgrading and expanding existing roads before developing new road alignments.

12.9 Rural Road Improvements

In rural areas, where improvements are needed due to safety or congestion, support improved traffic control measures such as signing, lane markings, and speed controls and the construction of operational and safety improvements, such as adequate passing lanes, elimination of sharp curves, lane widening, or paved shoulders.

12.10 Urban Road Improvements

In urban areas, where improvements are needed due to safety concerns or congestion, support the construction of interchange and intersection improvements, additional traffic lanes, turning lanes, redesign of parking, channelization, traffic control signals, or other improvements.

12.11 East-West Roads

Work with CalTrans and the cities to provide improved major east-west routes in the County as traffic conditions warrant.

12.12 Recreational Traffic to the Coasts

Seek methods to mitigate the impact of peak recreational traffic to and along the Coasts.

12.13 Circulation East of Highway 101

Encourage the cities and CalTrans to develop an adequate circulation system, including bikeways, to serve new development east of Highway 101 and which, to the maximum extent feasible, does not adversely affect baylands or wetlands.

12.14 Financing Local Road Improvements

Utilize all available techniques for funding local road improvements in unincorporated areas, including assessment districts, developer contributions, and County road funds. Ensure road improvements are consistent with adopted land use plans and area plans.

12.15 Local Circulation Policies

In unincorporated communities, plan for providing:

- a. Maximum freedom of movement and adequate access to various land uses;
- b. Improved streets, sidewalks, and bikeways in developed areas;
- c. Minimal through traffic in residential areas;
- d. Routes for truck traffic which avoid residential areas and are structurally designed to accommodate trucks;
- e. Access for emergency vehicles;
- f. Bicycle and pedestrian travel;
- g. Access by physically handicapped persons to public buildings, shopping areas, hospitals, offices, and schools;
- h. Routes and turnouts for public transit;
- i. Parking areas for ridesharing;
- j. Coordination of transportation improvement with adjacent jurisdictions.

12.16 Local Road Standards

Allow for modification of road standards for sub-areas of the County, which respond to local needs and conditions as identified in area plans.

12.17 Vacation of County Streets and Easements

In reviewing requests for sale, vacation, or abandonment of County streets, rights-of-way, or easements, consider the following:

- a. whether access is available to existing parcels and developed areas adjacent to the subject area, or possible future development based on adopted area plans;
- b. whether the area to be vacated is not required for public transit use based on adopted plans; and
- c. whether the area to be vacated is not suitable for non-motorized use.

12.18 Official Plan Lines

Review official plan lines to assure they are current and conform to County road standards. Delete plan lines on streets which have already been improved to County standards or which have become incorporated within city boundaries.

12.19 Parking Standards

Review and update the County's off-street and on-street parking standards in order to reflect current conditions and requirements. Consider the needs of each individual land use, the potential for joint use of parking areas, fees in lieu of parking, spaces for smaller cars, and parking management strategies.

12.20 Funding for Road Maintenance

Utilize all funds available for roadway repair and maintenance, and seek additional funding, if necessary, to prevent further deterioration of the County's road system.

12.21 Off-Peak Operations

Encourage freight carriers (rail and truck) and roadway construction crews to operate during off-peak periods.

12.22 Seaport Boulevard

Encourage the Port of Redwood City to improve Seaport Boulevard in conjunction with the development of the port area.

PUBLIC TRANSIT AND RIDESHARING

12.23 SamTrans Service

Encourage SamTrans to continue to work toward improving service levels on both local and mainline routes through reevaluation and expansion of routes, increased service to the Coastside, provision of more satellite parking facilities, and evaluation of smaller buses for local routes.

12.24 Recreational Service

Encourage increased transit service between the Bayside and the Coastside during summer months and special events in order to help meet recreational travel demand.

12.25 Caltrain Service

Support the continued upgrading of the Peninsula Train Service by CalTrans, including relocation of the station in San Francisco to a more central location, more frequent service, acquisition of new rolling stock, refurbishing of stations, and track rehabilitation.

12.26 Transit Marketing

Encourage transit providers in San Mateo County to expand their marketing and promotional programs in order to keep the public informed about the availability of transit service.

12.27 BART Extension

Cooperate with BART, SamTrans, and MTC in any planning involving an extension of BART service into San Mateo County.

12.28 Intermodal Transportation Terminal

If an extension of BART service to the San Francisco International Airport is agreed upon, encourage the sponsoring agency, CalTrans, and/or SamTrans to develop an intermodal ground transportation station at the Airport.

12.29 Transit Coordination

- a. Encourage transit providers to coordinate their service both within the County and with adjacent counties through common stations, coordination of scheduling, and honoring of transfers.
- b. Encourage SamTrans to coordinate its local service with cities and school districts.

12.30 Population Groups with Special Needs

Encourage and support SamTrans and the Paratransit Coordinating Council to work toward meeting the transportation needs of the mobility-impaired, the young, and the elderly.

12.31 Weekend Bus Service

Request that SamTrans maintain a minimal level of local service on weekends for the benefit of all transit dependents.

12.32 Park and Ride Lots

Encourage CalTrans and SamTrans to identify and acquire sites for additional park and ride lots at convenient locations along Highway 101 and Interstate 280 and provide for transit service and ridesharing at these facilities.

12.33 Preferential Treatment for High Occupancy Vehicles

Consider preferential treatment for high occupancy vehicles, including buses, vanpools, carpools through techniques such as exclusive lanes and preference at traffic signals in areas where warranted by recurrent traffic congestion.

BICYCLE AND PEDESTRIAN TRAVEL

12.34 Bicycle Routes

Encourage the cities to develop local bikeway plans, obtain funding, and construct and maintain a system of local bikeways that is consistent with the County Bikeways Plan.

12.35 Bicycle Trails in Rural Areas

Support the development of bicycle trails in rural and Coastal areas.

12.36 Bicycle Storage Facilities

Promote the provision of bicycle lockers and other storage facilities at transit stops, schools, shopping areas and other activity centers.

12.37 Bicycles on Transit

Encourage SamTrans and CalTrans to make provision for bicycles on transit vehicles at a minimum during off peak periods and in off-peak directions.

12.38 Facilities for Bicyclists

Encourage large employers to provide shower and locker facilities for their employees who bike to work as part of a commute alternative program.

12.39 Pedestrian Paths

Encourage the provision of safe and adequate pedestrian paths in new development connecting to activity centers, schools, transit stops, and shopping centers.

12.40 Pedestrian Bridges

Encourage CalTrans to provide pedestrian bridges and connections in areas where State highways have divided communities.

AIR TRANSPORTATION

12.41 Growth of San Francisco International Airport

Support the policy of MTC's Regional Airport Plan, regarding growth at San Francisco International Airport until such time as adequate ground transportation facilities are developed to accommodate larger passenger volumes.

12.42 Transit Trips to Airport

Recommend that San Francisco International Airport reevaluate its goal of accommodating 25% of daily trips to and from the airport by transit

and work toward continually increasing the proportion of airport trips using transit and ridesharing.

12.43 Ground Transportation Information System

Encourage San Francisco International Airport to expand its ground transportation information system to provide assistance to those seeking to travel to the airport as well as from the airport.

12.44 Ground Transportation Facility at Airport

Request San Francisco International Airport to study the development of a ground transportation facility which would provide interconnections between the airport terminal, the CalTrans/SP Caltrain, SamTrans bus routes, and any future extension of the BART System.

PROGRAM RESPONSIBILITIES

Role of the County

12.45 County Participation in Countywide and Regional Transportation Planning

- a. Provide a leadership role in coordinating countywide transportation issues with the cities of San Mateo County.
- b. Continue County participation in the regional transportation planning activities of MTC, SamTrans, RPC and the City County Engineers Association.
- c. Strengthen County participation in the regional transportation planning structure by using the policy framework of this chapter and the area plans to provide input for decision making.
- d. Provide staff support in transportation planning to assist County decision makers; coordinate with MTC, SamTrans, and CalTrans; maintain a transportation planning data base; review and comment on

transportation plans and programs affecting the County; and periodically review and update the Transportation Chapter of the General Plan.

12.46 Cooperation with Cities

Work with the cities of San Mateo County and with adjacent cities and counties on transportation issues of countywide concern, including east-west arterial roads, implementation of the Bikeways Plan, development of truck routes through adjoining jurisdictions, pavement maintenance of bike routes.

12.47 Traffic Mitigation Programs

Cooperate with the cities, transit operators and employers in the development and implementation of traffic mitigation programs, which lessen the cumulative effects of new development on existing transportation systems, including (1) auto commute alternatives programs; (2) establishing a network of traffic coordinators; (3) parking management strategies; and (4) incorporation of transit improvements into new developments.

12.48 Primary Road System in Unincorporated Areas

Delineate a system of primary through roads in unincorporated areas to serve as a guide for future improvements. Allocate County funds for improvements to these primary roads according to the criteria of Policy 12.14.

12.49 Review of Capital Improvement Programs

Require County departments to submit their annual Capital Improvements Programs for transportation improvements to the Planning Commission for review and comment in accordance with Section 65401 of the California Government Code.

12.50 Modification of Road Standards

Continue existing policy as set forth in the Creative Road Design Guide and area plans allowing selective modification of County road standards in order to protect the natural environment, conserve natural resources and preserve neighborhood quality.

12.51 County Bikeways Plan

Review, adopt, and maintain the Bikeway Plan map as the County's policy regarding a future bikeways system in San Mateo County.

12.52 Staff Bikeways Coordinator

The County staff Bikeways Coordinator shall: (1) plan and develop bikeway facilities in the unincorporated areas; (2) develop requirements for bike facilities in new developments in unincorporated areas; (3) provide staff services to the County Bikeways Advisory Committee; (4) work with the cities and monitor progress toward implementation of the County Bikeways Plan; (5) assist cities without active bikeways programs to develop and implement programs for their cities; and (6) coordinate with bicycle organizations.

Role of Other Agencies

12.53 Coordinate Planning

Request CalTrans, SamTrans, RPC and the cities to coordinate planning for improvements to roads, highways, and transit service to accommodate growing transportation demand, particularly that resulting from newly developing areas east of Highway 101 and the growing southbound commute to Santa Clara County.

12.54 Role of MTC

Support the role of MTC as the regional transportation planning agency for the Bay Area.

12.55 Monitor Development

Request MTC to periodically monitor development trends in the County as they affect the demand for transportation and to work with transit agencies, CalTrans, and local jurisdictions to ensure that transportation improvements are coordinated with future land development.

12.56 Role of Regional Planning Committee

Continue the role of the Regional Planning Committee in evaluating and ranking the countywide significance of candidate projects for Federal and State transportation funding, and use the RPC as a mechanism to resolve interjurisdictional conflicts involving transportation and to achieve countywide consensus on other important transportation issues.

12.57 Role of City County Engineers Association

Continue and support the role of the City County Engineers Association as the technical advisory committee for reviewing and ranking (with the participation of the Regional Planning Committee) road improvement projects competing for State and Federal funding under the City County Transportation Improvement Program.

12.58 Task Force on Transportation Systems Management

Request the City County Engineers Association to act as a countywide task force on Transportation Systems Management (TSM) along with transit agencies and CalTrans, to identify and implement TSM measures that will improve the efficiency and capacity of the existing transportation system.

12.59 Role of RIDES for Bay Area Commuters, Inc.

Support the efforts of RIDES to expand ridesharing by San Mateo County commuters and encourage employers in the County to provide ridesharing among their employees.

SOLID WASTE POLICIES

The County will:

GOALS AND OBJECTIVES

13.1 Management of Solid Waste Disposal

Provide management of solid waste in the most efficient and economical manner which will provide adequate services, protect the public health, prevent the creation of nuisances, reduce waste generation and provide for maximum resource recovery.

13.2 Protection of Solid Waste Disposal Sites

Protect solid waste disposal sites from encroachment by incompatible land uses.

13.3 Minimize Environmental Impacts

Minimize adverse environmental impacts resulting from any existing, new or expanded solid waste facility in unincorporated areas of the County.

13.4 Maximize Energy Conservation

Manage solid waste in such a way as to maximize energy conservation.

13.5 Minimize Dependence on Landfills

Reduce to a minimum the dependence on landfills by promoting recycling, resource recovery and reduction of residential and commercial wastes.

13.6 Promote Materials Recovery and Energy Recovery

Promote the recovery of by-products from solid waste and provide for the timely utilization of technological advances in the fields of materials recovery and energy recovery.

DEFINITIONS

13.7 Definition of Solid Waste Facility

Define a Solid Waste Facility as a facility used to dispose of solid waste including, but not limited to, sanitary landfills, transfer stations and waste-to-energy facilities.

13.8 Definition of Buffer Lands

Define Buffer Lands as land uses which protect public safety and provide sufficient distance and screening between solid waste disposal activities and incompatible land uses.

DESIGNATIONS

13.9 Designation of Sites for Solid Waste Facilities

Designate the following sites for solid waste facilities:

- a. Lands on which existing and approved solid waste operations are located as shown on the Solid Waste Facilities Map.
- b. Lands shown as an area for a solid waste facility on the Solid Waste Facilities Map provided they meet the requirements of Policies 13.11, 13.20 or 13.24.

SANITARY LANDFILL

13.10 Long-Term Landfill Disposal Capability

Provide long-term landfill disposal capability for nonrenewable wastes and residues from resource recovery operations.

13.11 Locating Sanitary Landfills

Permit solid waste sanitary landfills to be developed in locations where: (1) the landfill will not be readily visible from major roads and development; (2) there will not be major conflicts with existing and planned development; (3) adequate lands are available to buffer adjacent lands from disposal activities; and (4) groundwater quality would not be adversely affected.

13.12 Localization of Environmental Impacts of Sanitary Landfills

Minimize environmental impacts associated with any existing, new or expanded solid waste landfill facility by requiring that impacts such as removal of vegetation, reduction of wildlife habitat, creation of dust, erosion and odor be localized and not extended beyond the landfill itself.

13.13 Mitigation of Environmental Impacts of Sanitary Landfills

Require the mitigation of environmental impacts associated with solid waste landfill facilities including, but not limited to, minimizing the adverse effects of grading, cut and filling, land clearing, water runoff and soil erosion.

13.14 Prohibit the Disposal of Hazardous Waste

Prohibit the disposal of hazardous waste at the Ox Mountain Landfill through techniques including, but not limited to, encouraging the increased monitoring of waste loads at all transfer stations and Ox Mountain Landfill, supporting the establishment of small volume hazardous waste transfer stations, developing public education programs and investigating fully citizen complaints.

13.15 Reclamation Requirements

Require standards for and the reclamation of solid waste landfill sites for the purpose of restoring landfills to a usable condition adaptable to alternative land uses and minimizing adverse impacts from landfill operations.

13.16 Expansion of the Area Served by Ox Mountain Landfills

Consider traffic, noise and other potential impacts when evaluating future requests to expand the Ox Mountain Service Area to serve areas outside of San Mateo County.

13.17 Disposal of Garbage Generated Outside the County

Permit solid waste generated outside the County to be disposed of at Ox Mountain landfill provided that one or more of the following criteria are met:

- a. Solid waste is processed at a resource recovery facility in order to reduce volumes dramatically for imported and San Mateo County solid waste. Such plant should be constructed with all appropriate environmental protections.
- b. The disposal fee for out of County solid waste is set at a rate which will defray the cost of disposal and in addition has the potential to minimize rate increases for disposal to County residents.
- c. The disposal of out of County solid waste will be accomplished in the most environmentally safe manner.

13.18 Buffer Lands

Protect solid waste landfill operations from encroachment by incompatible land uses by maintaining buffer lands adjacent to solid waste landfill operations.

13.19 Refuse Truck Traffic From Ox Mountain

To increase safety and to reduce conflicts between refuse truck traffic from Ox Mountain landfills and commuter traffic:

- a. Regulate the times when refuse truck traffic is permitted; and
- b. Encourage the provision of operational and safety improvements to Highway 92.

TRANSFER STATIONS

13.20 Locating Transfer Stations

Permit transfer stations to be developed in locations convenient for public dumping, provided: (1) there are not major conflicts with existing and planned development; (2) adequate access can be provided; and (3) impacts including, but not limited to, those on visual resources and vegetation, fish and wildlife resources can be mitigated to acceptable levels.

13.21 Use of Bayside Transfer Stations

Encourage the establishment of a fee structure for public dumping that encourages the use of Bayside transfer stations by Bayside residents in order to minimize traffic on Highway 92 generated by public dumping at Ox Mountain landfills.

RESOURCE RECOVERY

13.22 Efforts by the Private Sector

Encourage resource recovery efforts by the private sector including: (1) separation of materials at the source and at transfer facilities; (2) methane recovery at landfills; and (3) energy recovery through waste conversion.

13.23 Promoting Curbside Recycling

Promote the establishment of curbside recycling programs as a means to increase recycling.

13.24 Locating Waste-to-Energy Facilities

Consider permitting waste-to-energy facilities such as those that employ direct combustion, liquefaction, gasification and pyrolysis on suitably designated lands, provided environmental impacts can be mitigated to acceptable levels.

13.25 Locating Rubbish Collection Points

- a. Consider permitting the placement of receptacles for recyclables within appropriate residential and commercial areas; and
- b. Encourage the use of public facilities, such as parks and playgrounds, for locating receptacles for recyclables.

13.26 Advocacy for Source Reduction and the Reuse of Recycled Materials

Support the passage of Federal and State legislation which promotes a reduction in the generation of waste materials and the reuse of recycled materials.

13.27 Reduction of Solid Waste Requiring Disposal

Continue encouraging transfer station operators to use techniques, such as front-end materials separation, at Bayside transfer stations, in order to reduce the amount of solid waste requiring transportation and disposal at Ox Mountain.

PROGRAM RESPONSIBILITIES

ROLE OF THE COUNTY

13.28 Regulation of Solid Waste Landfill Operations

Regulate solid waste landfill operations to minimize adverse environmental consequences, including, but not limited to, measures which mitigate impacts on the geology, water quality and hydrology, biology (vegetation, fish and wildlife), visual quality, noise levels, and air quality.

13.29 Protection of Groundwater Quality

Encourage responsible State and County agencies to periodically update their regulations for the disposal of solid waste at landfills, based on current available information, to ensure that groundwater is provided adequate protection from contamination.

13.30 Litter Control Programs

Provide litter control through mechanisms including, but not limited to, adoption and enforcement of litter control ordinances, development of citizen support for control of littering through public information and education, utilization of volunteer and court-assigned labor, and support for private sector litter cleanup activities.

13.31 County Public Works Department

Support the role of the Public Works Department as the primary County agency for Solid Waste Management including the following: administration of the Countywide Solid Waste Management Plan; keeping abreast of solid waste technology; and technical liaison with Federal, State and local agencies, private enterprises and civic groups concerned with solid waste management.

13.32 County Health Department

Support the role of the County Health Department as having staff responsibility for providing inspection and for enforcing State and local statutes and regulations in the environmental health and sanitation aspects of storage, collection, handling, transportation and disposal of solid wastes on a Countywide basis, and for developing code changes, conducting studies and recommending improved methods in these subject areas to the County or cities in the County.

NATURAL HAZARDS POLICIES

The County will:

GOALS AND OBJECTIVES

15.1 Minimizing Risks from Natural Hazards

Minimize the potential risks resulting from natural hazards, including but not limited to, loss of life, injury, damage to property, litigation, high service and maintenance costs, and other social and economic dislocations.

15.2 Public Information

Inform and educate the public of the areas of highest risk from man-made and natural hazards, the methods available for their abatement and prevention, and appropriate procedures to follow during emergencies.

15.3 Incorporate Information on Natural Hazards into Land Use and Development Decisions

Integrate data on natural hazards into review of land use and development proposals in order to identify hazardous areas, potential constraints to development and/or appropriate mitigation measures.

DEFINITIONS

15.4 Definition of Natural Hazards

Define natural hazards as conditions of potential danger or risk to life and/or property resulting from acts of nature, man-made alterations to the natural environment that create hazardous conditions and/or hazardous conditions intrinsic to the natural environment.

15.5 Definition of Geotechnical Hazards

Define geotechnical hazards as: (1) seismic events, including but not limited to earthquakes, earthquake-induced landslides, liquefaction, subsidence, and tidal flooding damage from earthquake-induced tsunamis and seiches; (2) non-seismic unstable conditions, including but not limited to landsliding, cliff retrenchment, erosion, subsidence, soil creep and shrink/swell conditions; and (3) debris flows and debris avalanches.

15.6 Definition of Fire Hazards

Define fire hazards as wildland or structural fires that occur in areas that are remote, have difficult access for fire vehicles, and/or contain potentially flammable vegetative communities.

15.7 Definition of Flooding Hazards

Define flooding hazards as general and temporary conditions of partial or complete inundation of normally dry land areas due to: (1) the overflow of inland or tidal waters; or (2) the unusual and rapid accumulation of runoff of surface waters resulting from storms, blockage of drainage channels or failures of dams, impoundments, and/or other public works facilities.

15.8 Definition of Critical Facilities and Structures

Define critical facilities and structures as facilities or infrastructure serving or housing many people, including but not limited to hospitals, fire, police and emergency service facilities, water, electricity, natural gas supply, sewage disposal, communications and transportation facilities.

DESIGNATIONS

15.9 Designation of Geotechnical Hazard Areas

Designate as Geotechnical Hazard Areas those areas that meet the definition of geotechnical hazards, including but not limited to:

- a. The areas illustrated on the Natural Hazards map as Alquist-Priolo Special Studies Zones, Tsunami and Seiche Flooding Areas, Coastal Cliff Stability Areas and Areas of High Landslide Susceptibility.
- b. Any additional area delineated by other investigations, mapped in greater detail, and/or considered to be hazardous by the County Department of Public Works, including but not limited to areas delineated on the Geotechnical Hazards Synthesis maps, maps prepared by U.S.G.S. and other appropriate sources.

15.10 Designation of Fire Hazard Areas

Designate as Fire Hazard Areas those areas which are defined by the California Department of Forestry/County Fire Department or other fire protection districts as hazardous, including but not limited to the area within the Hazardous Fire Areas boundaries illustrated on the Natural Hazards map.

15.11 Designation of Flooding Hazard Areas

Designate as Flooding Hazard Areas:

- a. The areas of special flood hazard and dam failure inundation zones as illustrated on the Natural Hazards map.
- b. Any additional area delineated in greater detail as an area of special flood hazard including but not limited to areas illustrated on special flood hazard the Flood Insurance Rate Maps (FIRM) or dam failure inundation zone maps on file with the County Office of Emergency Services.

REGULATION OF DEVELOPMENT

15.12 Locating New Development in Areas Which Contain Natural Hazards

- a. As precisely as possible, determine the areas of the County where development should be avoided or where additional precautions should be undertaken during review of development proposals due to the presence of natural hazards.
- b. Give preference to land uses that minimize the number of people exposed to hazards in these areas.
- c. Determine appropriate densities and development standards for new development proposed in these areas.
- d. Require detailed analysis of hazard risk and design of appropriate mitigation when development is proposed in these areas.

15.13 Abatement of Natural Hazards

- a. Inventory and, where feasible, abate, repair, or rehabilitate natural hazard conditions which most directly threaten public health, safety, and property, giving priority to those hazards which directly threaten critical facilities, life and property.
- b. Where feasible, provide for adaptive reuse rather than demolition of existing facilities.

15.14 Disclosure of Natural Hazards

Make efforts to inform the public, including potential buyers of property, that a parcel is located in an area of possible natural hazards. Methods to be used include but are not limited to provision of access to County data, pre-application conferences, environmental review, deed restrictions, requirements for site-specific investigations, educational programs, or other appropriate mechanisms.

15.15 Critical Facilities

- a. Where practical, avoid the location of new critical facilities in areas which contain significant natural hazards.
- b. Continue to work with public utilities, school districts and other agencies supplying critical public services to ensure that they have incorporated structural safety and other measures to be adequately protected from natural hazards for both existing and proposed facilities and are prepared for potential disasters affecting these facilities.

PROGRAM RESPONSIBILITIES

Role of the County

15.16 Maintaining a Natural Hazards Information Base

- a. Maintain and periodically update clear and comprehensive maps and other information on natural hazards in San Mateo County.
- b. Incorporate new research being conducted by County departments, and State and Federal agencies, and other sources that is useful in the prediction and mitigation of natural hazards.

15.17 Support Research Programs, Efforts for Disaster Prediction and Emergency Preparedness

Support appropriate and useful research programs being conducted by Federal, State and local agencies, and private consultants to improve knowledge of and define mitigation measures for natural hazards and to predict, prepare for and respond to natural disasters.

GEOTECHNICAL HAZARD POLICIES

The County will:

GENERAL POLICIES

15.18 Determination of Existence of a Geotechnical Hazard

- a. When reviewing development proposals, use the Natural Hazards map to determine general areas where geotechnical hazards may be present.
- b. When the Natural Hazards map does not clearly illustrate the presence or extent of geotechnical hazards, use more detailed maps, including but not limited to the Geotechnical Hazards Synthesis Maps prepared by Leighton and Associates for San Mateo County, geotechnical information maps prepared by the United States Geological Survey, or any other geotechnical investigation or source of information considered to be valid by the County Department of Public Works.

15.19 Appropriate Land Uses and Densities in Geotechnical Hazard Areas

- a. In rural areas, consider lower density land uses that minimize the exposure of large numbers of people to significant geotechnical hazards.
- b. In urban areas, consider higher density land uses that are compatible with the surrounding pattern of development to be appropriate if adequate site-specific review of geotechnical hazards has been undertaken and appropriate mitigation measures can feasibly be incorporated into development projects.

REGULATION OF DEVELOPMENT

15.20 Review Criteria for Locating Development in Geotechnical Hazard Areas

- a. Avoid the siting of structures in areas where they are jeopardized by geotechnical hazards, where their location could potentially increase the geotechnical hazard, or where they could increase the geotechnical hazard to neighboring properties.
- b. Wherever possible, avoid construction in steeply sloping areas (generally above 30%).
- c. Avoid unnecessary construction of roads, trails, and other means of public access into or through geotechnical hazard areas.
- d. In extraordinary circumstances when there are no alternative building sites available, allow development in geotechnically hazardous and/or steeply sloping areas when appropriate structural design measures to ensure safety and reduce hazardous conditions to an acceptable level are incorporated into the project.

15.21 Requirement for Detailed Geotechnical Investigations

- a. In order to more precisely define the scope of the geotechnical hazards, the appropriate locations for structures on a specific site and suitable mitigation measures, require an adequate geotechnical investigation for public or private development proposals located: (1) in an Alquist-Priolo Special Studies Zone, or (2) in any other area of the County where an investigation is deemed necessary by the County Department of Public Works.
- b. In order to minimize economic impacts on applicants for development and avoid duplication of information, use the existing information base when the Department of Public Works or appropriate County agency determines that it is adequate.

PROGRAM RESPONSIBILITIES

15.22 Reconstruction Planning

Work with the County Office of Emergency Services to prepare a contingency plan and policies to direct reconstruction efforts after a geotechnical disaster.

15.23 Disclosure of Hazards in Alquist-Priolo Special Studies Zones

Support the mandatory disclosure requirements for parcels located within Alquist-Priolo Special Studies Zones that is required by State law during property transactions.

15.24 Incorporate Geotechnical Concerns During Review of Proposals for New Development

Incorporate geotechnical concerns into the review of proposals for new development through measures including but not limited to: (1) regulation of land use and limitation of density; (2) siting and design of roads, grading, utilities, improvements and structures; (3) requiring site specific geotechnical investigations where appropriate and conformance to the recommendations of those investigations; (4) conformance to defined hazardous areas design criteria; and (5) conformance with established building code requirements.

15.25 Support Efforts to Identify and Abate Hazardous Structures

- a. Support efforts to inventory and abate structures that are particularly vulnerable to damage or failure during geotechnical disasters.
- b. Encourage repair, rehabilitation, or adaptive reuse of structures requiring abatement, rather than demolition.

FIRE HAZARD POLICIES

The County will:

GENERAL POLICIES

15.26 Determination of the Existence of a Fire Hazard

- a. When reviewing development proposals, use the Natural Hazards map to determine the general location of hazardous fire areas.
- b. When the Natural Hazards map does not clearly illustrate the presence or extent of fire hazards, use more detailed maps including but not limited to the Fire Hazard Severity Zones Map prepared by the California Department of Forestry (CDF), any other source of information considered to be valid by CDF or by fire protection districts.

15.27 Appropriate Land Uses and Densities in Fire Hazard Areas

- a. In rural areas, consider lower density land uses that minimize the exposure of significant numbers of people to fire hazards.
- b. Consider higher density land uses for fire hazard areas in the rural area if development is clustered near major roads, has adequate access for fire protection vehicles and can demonstrate adequate water supplies and fire flow.
- c. In urban areas, consider higher density land uses to be appropriate if development can be served by CDF/County Fire Department, a fire protection district or a city fire department, adequate access for fire protection vehicles is available and sufficient water supply and fire flow can be guaranteed.

REGULATION OF DEVELOPMENT

15.28 Review Criteria for Locating Development in Fire Hazard Areas

- a. Wherever possible, cluster new development near existing developed areas where there are adequate water supplies and good access for fire vehicles.
- b. When development is proposed in hazardous fire areas, require that it be reviewed by the County Fire Warden to ensure that building materials, access, vegetative clearance from structures, fire flows and water supplies are adequate for fire protection purposes and in conformance to the fire policies of the General Plan.

15.29 Review Criteria for Locating Development Outside of Fire Hazard Areas

Insure that fire safety is adequately addressed in the review of new development proposed in unincorporated areas located outside of fire hazard areas through measures including but not limited to referral of proposals for development to appropriate fire protection agencies for conditions of approval.

15.30 Standards for Water Supply and Fire Flow for New Development

- a. Require connection to a public water system or private water company or provision of an on-site water supply as a condition of approval for any new development proposal.
- b. Determine the quantity of on-site water supply, fire flow requirements and spacing and installation of hydrants in accordance with the standards of the agency responsible for fire protection for the site proposed for development.
- c. Consider the use of additional on-site fire protection devices including but not limited to the use of residential sprinkler systems and contracting the services of private alarm companies for development proposed in remote areas.

15.31 Standards for Road Access for Fire Protection Vehicles to Serve New Development

- a. Consider the adequacy of access for fire protection vehicles during review of any new development proposal.
- b. Determine the adequacy of access through evaluation of length of dead end roads, turning radius for fire vehicles, turnout requirements, road widths and shoulders and other road improvement considerations for conformance with the standards of the agency responsible for fire protection for the site proposed for development.
- c. To the maximum extent possible, design access for fire protection vehicles in a manner which will not result in unacceptable impacts on visual, recreational and other valuable resources.

15.32 Street Signing

Support efforts to identify all roads, streets and major public buildings in a manner so that they are clearly visible to fire protection and other emergency vehicles.

15.33 Road Patterns

- a. Ensure road patterns that facilitate access for fire protection vehicles and provide secondary access and emergency evacuation routes when reviewing proposals for new subdivisions.
- b. Encourage the Department of Public Works to study existing road patterns that have access problems to determine the feasibility and costs of access improvements.
- c. Encourage fire protection agencies to identify emergency access and evacuation routes for existing developed areas and to provide this information to area residents.

15.34 Vegetative Clearance Around Structures

- a. Require clearance of flammable vegetation around structures as a condition of approval to new development in accordance with the requirements of the agency responsible for fire protection.
- b. Conduct periodic inspections to ensure maintenance of required clearances.

15.35 Fire Retardant Vegetation

Encourage the use of fire retardant vegetation when reviewing new development proposals.

PROGRAM RESPONSIBILITIES

Role of Fire Protection Agencies

15.36 Encourage Pre-Fire Planning Efforts

Encourage fire protection agencies to map fire hazard severity zones and prepare pre-fire plans that identify hazardous subareas of the County, how fire response will be coordinated and how evacuation of residents will proceed.

15.37 Support Efforts to Reduce the Extent of the Fire Hazards

Support public and private efforts to reduce the potential of fire hazards through methods including but not limited to controlled burning programs reduction of fuel loading, construction and maintenance of fire breaks and other appropriate methods.

Role of the County

15.38 Encourage Coordination Between the County and Fire Protection Agencies

Encourage coordination and cooperation between the County, volunteer fire departments, fire protection districts, State and city fire departments in order to facilitate the most efficient delivery of fire protection services, reduce response times and assure a uniform data base and communication system.

15.39 Support Structural Requirements of the County Building Codes

Support the standards for fire resistant construction contained in the County Uniform Construction Administration Code, including but not limited to requirements for fire resistant roofing, ventilation, windows, chimneys, fire walls and other construction materials.

15.40 Support Efforts to Inventory and Abate Structures that are Fire Hazard Risks

- a. Support efforts to inventory and abate structures that do not meet existing fire codes and/or are vulnerable to damage from disastrous fire events.
- b. Encourage repair, rehabilitation, or adaptive reuse of structures requiring abatement, rather than demolition.

15.41 Incorporate Fire Hazard Concerns During Review of Proposals for New Development

Incorporate fire hazard concerns into the review of proposals for new development through measures, including but not limited to: (1) regulation of land use and limitation of density, (2) review of access, water supply and hydrant location, (3) conformance to defined hazardous areas design criteria, and (4) conformance with established building code requirements.

15.42 Revision of County Fire Protection Ordinance

Work with the California Department of Forestry/County Fire Department to reorganize and revise the County Fire Protection Ordinance so that it can be more easily understood and implemented and incorporate the standards defined in this Ordinance into the general plan.

FLOODING HAZARD POLICIES

The County will:

GENERAL POLICIES

15.43 Determination of the Existence of a Flooding Hazard

- a. When reviewing development proposals, use the Natural Hazards map to determine the general location of flooding hazard areas.
- b. When the Natural Hazards map does not clearly illustrate the presence or extent of flooding hazards, use more detailed maps and information, including but not limited to, the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for San Mateo County and the dam failure inundation maps prepared for the San Mateo County Office of Emergency Services.

15.44 Disclosure During Real Estate Transactions

Support measures for disclosure of the presence of flooding hazards during transactions of property located within areas of special flood hazard.

15.45 Abatement of Flooding Hazards

Support measures for the abatement of flooding hazards, including but not limited to: (1) removal or relocation of development from flood

hazard areas; (2) construction of impoundments or channel diversions provided that adequate mitigation of environmental impacts can be demonstrated; and (3) debris clearance and silt removal programs conducted in a manner so as not to disrupt existing riparian communities.

REGULATION OF DEVELOPMENT

15.46 Appropriate Land Uses and Densities in Flooding Hazard Areas

- a. Consider rural land uses that do not expose significant numbers of people to flooding hazards, such as agriculture, timber production, public and private recreation, and general open space, to be the most appropriate for flooding hazard areas.
- b. Consider higher density land uses to be appropriate within flood hazard areas in developed urban areas and rural service centers when adequate mitigation of the flood hazard can be demonstrated.
- c. Discourage the location of new critical facilities in flood hazard areas.

15.47 Review Criteria for Locating Development in Areas of Special Flood Hazard

- a. Wherever possible, retain natural floodplains and guide development to areas outside of areas of special flood hazard.
- b. When development is proposed in areas of special flood hazards, require any structure to be safely elevated above the base flood elevation and not contribute to the flooding hazard to surrounding structures.
- c. Promote subdivision design to avoid areas of special flood hazard when possible, and identify these areas on the approved subdivision map.

15.48 Reconstruction Planning

Unless it is physically or economically impossible, direct reconstruction after a flooding disaster to areas outside of special flood hazard areas.

PROGRAM RESPONSIBILITIES

Role of the County

15.49 Incorporate Flooding Concerns During Review of Proposals for New Development

In order to minimize damage to life and property, minimize disruption of commerce and governmental services and avoid the unnecessary expenditure of public funds, incorporate measures which regulate the location, design and intensity of new development in flood hazard areas.

15.50 Watershed Management

Continue efforts to secure funding for a comprehensive study for a watershed management system for South Coast watersheds most seriously threatened by flood hazards.

Role of Other Agencies

15.51 Coordination

- a. Work with federal, State, and local agencies to achieve cooperative solutions to flooding hazards that are multijurisdictional in nature.
- b. Consult with community groups affected by flooding hazards during preparation of studies for projects to mitigate the flooding hazards.

MAN-MADE HAZARDS POLICIES

NOISE POLICIES

The County will:

GOALS AND OBJECTIVES

16.1 Strive Toward a Livable Noise Environment

Strive toward an environment for all residents of San Mateo County which is free from unnecessary, annoying, and injurious noise.

16.2 Reduce Noise Impacts Through Noise/Land Use Compatibility and Noise Mitigation

Reduce noise impacts within San Mateo County through measures which promote noise/land use compatibility and noise mitigation.

16.3 Promote Protection of Noise Sensitive Land Uses and Noise Reduction in Quiet Areas and Noise Impact Areas

Promote measures which: (1) protect noise sensitive land uses, (2) preserve and protect existing quiet areas, especially those which contain noise sensitive land uses, and (3) promote noise compatibility in Noise Impact Areas.

16.4 Noise Reduction Priority

Give priority to reducing noise at the source rather than at the receiver, recognizing that it is less expensive and more equitable to build noise mitigation into the source than providing for it along the path and at the receiver.

16.5 Noise Reduction Along the Path and at the Receiver

Promote noise reduction along the path and at the receiver through techniques which can be incorporated into the design and construction of new and existing development, including, but not limited to, site planning, noise barriers, architectural design, and construction techniques.

DEFINITIONS

16.6 Definition of Noise

Define noise as annoying, harmful or unwanted sound.

16.7 Definition of Noise Sensitive Land Uses

Define noise sensitive land uses as uses most sensitive to noise intrusion including, but not limited to, residential and the following institutional uses: hospitals, schools and libraries.

16.8 Definition of Quiet Areas

Define quiet areas as areas with perceived low ambient noise levels.

16.9 Definition of Noise Impact Areas

Define Noise Impact Areas as those areas experiencing noise levels of 60 CNEL or greater.

DESIGNATIONS

16.10 Designation of Noise Impact Areas

Designate Noise Impact Areas as including, but not limited to, those areas shown as Noise Impact Areas on the Community Noise Map.

REGULATION OF DEVELOPMENT

16.11 Regulate Distribution of Land Uses

Regulate the distribution of land uses to attain noise compatibility. Measures may include preference toward locating: (1) noise sensitive land uses within quiet areas, removed from Noise Impact Areas, and (2) noise generating land uses separate from noise sensitive land uses.

16.12 Regulate Noise Levels

Regulate noise levels emanating from noise generating land uses through measures which establish maximum land use compatibility and nuisance thresholds.

16.13 Site Planning Noise Control

Incorporate acoustic site planning into the design of new development, particularly large scale, master planned development, through measures which may include: (1) separation of noise sensitive buildings from noise generating sources and (2) use of natural topography and intervening structures to shield noise sensitive land uses.

16.14 Noise Barriers Noise Control

Promote measures which incorporate use of noise barriers into the design of new development, particularly within Noise Impact Areas. Noise barriers may include earth berms, walls, fencing, or landscaping.

16.15 Architectural Design Noise Control

Promote measures which incorporate architectural techniques into the design of new buildings, particularly buildings within Noise Impact Areas. Architectural design techniques may include: (1) grouping noise sensitive rooms together separated from noise sources,

(2) placing windows, vents and other openings away from noise sources, and (3) avoidance of structural features which direct noise toward interior spaces.

16.16 Construction Techniques Noise Control

Promote measures which incorporate noise control into the construction of existing and new buildings, including, but not limited to, use of dense noise insulating building materials.

TRANSPORTATION NOISE REDUCTION

16.17 Promote Transportation Related Noise Reduction

Promote measures which reduce transportation related noise, particularly aircraft and vehicle noise, to enhance the quality of life within San Mateo County.

16.18 Encourage Public Transportation Noise Control

Encourage public transportation carriers to make every feasible effort to reduce noise emissions, including, but not limited to, consideration of noise when purchasing equipment, and routing and scheduling operations.

16.19 Promote County Roadway Noise Control

Promote measures which incorporate noise control into the design of County roadway projects. Roadway noise abatement may include smooth road surface, and noise barriers.

16.20 Encourage Development of an Off-Road Vehicle Facility

Encourage and support: (1) development of an off-road vehicle facility to reduce noise and other environmental impacts from illegal off-road vehicle use, and (2) adequate enforcement against illegal off-road vehicle use.

PROGRAM RESPONSIBILITIES

Role of the County

16.21 Adopt 1995 Noise Exposure Contours

Adopt 1995 Noise Exposure Contours as a guide to land use compatibility decisions within unincorporated San Mateo County.

16.22 Develop and Adopt Noise/Land Use Compatibility Regulations

Develop and adopt regulations which establish noise/land use compatibility standards for use as a basis for land use planning decisions. The regulations shall consider both exterior and interior exposures absorbed by or generated from a proposed land use. Efforts should be coordinated with the Office of Environmental Health.

16.23 Develop and Adopt Noise Insulation Requirements

Develop and adopt regulations which require acoustical analysis of noise sensitive land uses within Noise Impact Areas, including all new residential development. Acoustical analysis shall include recommended design and construction measures necessary to reduce noise exposure to acceptable levels.

16.24 Update Noise Section

Update this noise section when necessary to reflect new data, significant changes in the community noise environment, and newly accepted principles and standards.

16.25 Continue Existing Noise Control Review Procedures

Continue existing efforts which analyze noise impacts and integrate noise mitigation into the development review process.

16.26 Resolution of Noise Problem at San Francisco International Airport

Recognize that resolution of the noise problem from operations at San Francisco International Airport: (1) involves multiple jurisdictions, beyond the scope of this General Plan, and (2) is most appropriately achieved through the activities of regional forums, including the Airport-Community Roundtable and Airport Land Use Commission (ALUC).

16.27 Airport Land Use Commission (ALUC) Noise Planning Efforts

Encourage and support the Airport Land Use Commission to continue existing efforts toward promoting noise compatible development surrounding the County's airports.

16.28 Airport Noise Control Efforts

Encourage and support, to the maximum extent feasible, County participation in continuing efforts toward reducing aircraft noise impacts resulting from San Francisco International Airport.

16.29 County Health Department Noise Control Efforts

Encourage and support the County Health Department to continue existing efforts toward nuisance noise control through development and enforcement of regulatory measures, utilizing the most specialized and sophisticated equipment available to protect against unusually loud and uncommon neighborhood noise.

Role of Other Agencies

16.30 Federal Aviation Administration Noise Reduction Efforts

Encourage the Federal Aviation Administration to reduce noise from aircraft operations, including continued active participation through the Airport Community Roundtable for operations at San Francisco International Airport, consistent with safety.

16.31 Department of Transportation (CalTrans) Railway Noise Abatement Measures

Encourage the Department of Transportation (CalTrans) to continue existing efforts which incorporate noise control into the Peninsula commuter rail operation.

16.32 San Francisco Airports Commission Noise Reduction Efforts

Encourage San Francisco Airports Commission to continue existing efforts toward reducing noise from operations at San Francisco International Airport. In addition, encourage expanded placement of noise monitoring equipment within San Mateo County to better represent community noise exposure.

16.33 Prevent Illegal Low Overflight

Encourage appropriate regulatory agencies to assure adequate enforcement against illegal low overflight of aircraft and resultant noise problems.

16.34 Support Noise Reduction Efforts of Other Agencies

Recognize, encourage, and cooperate with the noise reduction efforts of public agencies and private groups which are consistent with the goals, objectives, and policies of this chapter.

AIRPORT SAFETY POLICIES

The County will:

GOALS AND OBJECTIVES

16.35 Minimize Risks Surrounding Airports

Minimize health and safety risks from hazards related to aircraft operations for persons living and working in areas surrounding San Mateo County airports.

16.36 Promote Safe Flight Operations

Promote and encourage safe aircraft operations at all airports within San Mateo County.

16.37 Promote Orderly Development At and Surrounding Airports

Promote orderly development of airports and surrounding areas to ensure a safe environment for local citizens and aircraft operations.

DEFINITIONS

16.38 Definition of Clear Zone

Define clear zone as the area of high accident potential located at the ends of airport runway as defined by the Federal Aviation Administration (FAA).

16.39 Definition of Approach Zone

Define approach zone as the area of high accident potential located at the ends of County general aviation airport runway as defined by the Airport Land Use Commission (ALUC).

16.40 Definition of Approach Surface

Define approach surface as the flat plane, sloping upward and outward from airport runways, representative of flight paths, as defined by the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC).

REGULATION OF DEVELOPMENT

16.41 Regulate Land Uses to Assure Airport Safety

Regulate land uses surrounding airports to assure airport safety. Measures may include restrictions on permitted land uses and development review height criteria.

16.42 Limit Land Uses at Ends of Runways

Limit land uses in approach zones, clear zones and other areas of high accident potential at ends of airport runways to low intensity, non-structural uses, including, but not limited to, agriculture, open space, and storage.

16.43 Regulate Location and Height of Development Surrounding Airports

Regulate development location and height in areas surrounding airport activities to protect air navigation requirements. Measures may include height criteria based upon an approach surface or other representative aircraft flight path.

PROGRAM RESPONSIBILITIES

Role of the County

16.44 Airport Safety Land Use Protections

Encourage efforts which provide for safety at the end of airport runways, including measures which restrict land use and building height.

16.45 Airport Land Use Commission (ALUC) Airport Safety Efforts

Encourage and support the Airport Land Use Commission (ALUC) to continue existing efforts toward protecting the public from aviation hazards and promoting safe compatible development surrounding the County's airports through measures which regulate: (1) land uses at the end of runways, and (2) structural height within flight paths.

Role of Other Agencies

16.46 Federal Aviation Administration (FAA) Airport Safety Efforts

Encourage and support the Federal Aviation Administration (FAA) to continue existing efforts to ensure safe aircraft operations and navigable airspace.

HAZARDOUS MATERIALS POLICIES

The County will:

GOALS AND OBJECTIVES

16.47 Strive to Protect Life, Property, and the Environment From Hazardous Material Exposure

Strive to protect public health and safety, environmental quality, and property from the adverse effects of hazardous materials through adequate and responsible management practices.

16.48 Strive to Ensure Responsible Hazardous Waste Management

Strive to ensure that hazardous waste generated within San Mateo County is stored, treated, transported and disposed of in a legal and environmentally safe manner so as to prevent human health hazard and/or ecological disruption.

16.49 Strive to Reduce Public Exposure to Hazardous Materials

Strive to reduce public exposure to hazardous materials through programs which: (1) promote safe transportation, (2) prevent accidental discharge, and (3) promote effective incident response, utilizing extensive inventory and monitoring techniques.

16.50 Reduce Public Exposure to Hazardous Waste

Strive to reduce public exposure to hazardous waste through programs which: (1) emphasize decreased generation of hazardous waste, (2) promote increased disposal capability for small generators of hazardous waste, including households and small businesses, (3) promote safe transportation of hazardous waste (4) promote treatment and processing techniques as alternatives to landfill disposal of hazardous waste, and (5) prevent illegal disposal of hazardous waste.

DEFINITIONS

16.51 Definition of Hazardous Material

Define Hazardous Material as a substance which, because of quantity, concentration, physical or chemical characteristics, is capable of injuring life and/or the environment. Examples include toxic chemicals and metals, pesticides and explosives.

16.52 Hazardous Waste

Define Hazardous Waste as a hazardous material requiring disposal.

REGULATION OF DEVELOPMENT

16.53 Regulate Location of Hazardous Material Uses

Regulate the location of uses involving the manufacture, storage, transportation, use, treatment, and disposal of hazardous materials to ensure community compatibility. Provide adequate siting, design, and operating standards.

16.54 Encourage Public Disclosure of Hazardous Materials

Encourage businesses utilizing or storing hazardous materials within the unincorporated area to publicly disclose the types, quantities and health risks of hazardous materials present on-site so as to effect timely and effective emergency response and community risk assessment, improved land use planning and general public awareness.

16.55 Encourage Adoption and Enforcement of Fire Code Hazardous Material Storage Permit Provisions

Encourage fire protection agencies serving the unincorporated area to adopt and enforce existing Uniform Fire Code provisions which authorize fire agency issuance of hazardous material storage permits so as to: (1) assure proper hazardous material storage, (2) prevent accidental discharge or spill, and (3) provide necessary inventory information beneficial to timely and efficient incident response and containment. Assure that relevant hazardous material inventory information is referred to the County, and made available to the public.

PROGRAM RESPONSIBILITIES

Role of the County

16.56 Pursue Development of Hazardous Material Inventory and Data Base

Pursue efforts to determine the nature, extent, cumulative impacts, and associated risks of hazardous material use and transportation within the County unincorporated area for use as a base to community protection planning. All efforts are to be coordinated by the Planning Division, Office of Environmental Health, and Office of Emergency Services, with cooperation from local emergency response agencies.

16.57 Recognize Local Hazardous Waste Management Responsibilities

Recognize: (1) that local government must share in the responsibility for safe and effective management and disposal of hazardous waste, and (2) that San Mateo County consider the feasibility and appropriateness of siting storage, treatment, and transfer facilities within the County for hazardous waste generated within the County.

16.58 Coordinate with County Health Department Toward Development of a Comprehensive Hazardous Waste Management Plan

Coordinate with County Health Department efforts to develop a comprehensive hazardous waste management plan for source reduction, treatment, disposal, and resource recovery of hazardous waste within the unincorporated area, including, but not limited to, the following components: determination of local need for hazardous waste facilities (transfer, treatment and resource recovery), development of criteria and survey to identify acceptable sites, assessment of alternate strategies for land acquisition and facility development, and evaluation of methods to incorporate waste reduction into the production process.

16.59 Regulate Against Environmental Contamination Resulting From Rural Development, Agriculture and Oil and Gas Well Operations

Regulate against environmental contamination resulting from use of pesticides, herbicides and other chemicals, including, but not limited to, measures which govern general application of toxic chemicals, storage, disposal, runoff of pesticides associated with agricultural operations, and disposal of oil field waste.

16.60 Update Hazardous Materials Section

Update this Hazardous Materials Section annually to reflect new data and significant changes in hazardous materials management.

16.61 Facilitate Public Awareness and Provide for Citizen Education

Support and facilitate public awareness of hazardous material presence in the community, and provide opportunities for citizen education.

16.62 County Health Department

Encourage and support the County Health Department to continue existing efforts toward: (1) comprehensive identification of hazardous waste generators within San Mateo County and enforcement of hazardous waste management regulations, (2) prevention of illegal dumping through vigorous enforcement and programs which educate the public and industry, (3) improved emergency spill response, and (4) preparation of a hazardous waste management plan through measures including, but not limited to, Countywide survey of hazardous waste generators, full investigation of reported illegal disposal incidents, establishment of a small volume hazardous waste transfer station and development of a multi-agency emergency response plan.

16.63 Area Emergency Services Council

Encourage and support the Area Emergency Services Council to continue existing efforts toward coordinated and effective emergency response in the event of an accidental discharge or spill of hazardous materials.

16.64 County Agricultural Commissioner

Encourage and support the County Agricultural Commissioner to continue existing efforts toward safe pesticide management and use through measures including, but not limited to, issuance of pesticide application permits, monitoring pesticide storage, application and disposal, and crop inspection.

16.65 Industrial - Emergency Council

Encourage and support the Industrial-Emergency Council to continue existing efforts toward risk reduction, and improved emergency preparedness and response to hazardous material incidents, through measures, including, but not limited to, establishment of a hazardous material resource center, acquisition of hazardous material response equipment, and development of emergency response training program.

ROLE OF OTHER PUBLIC AGENCIES

16.66 State Department of Health Services

Encourage and support the State Department of Health Services to continue existing efforts toward: (1) vigorous enforcement of hazardous waste management regulations, (2) comprehensive identification and clean-up of contaminated hazardous waste sites, and (3) reducing the amount of hazardous waste requiring landfill disposal.

16.67 Support Hazardous Materials Management Efforts of Other Agencies

Recognize, encourage, and cooperate with the efforts of public agencies and private groups which are consistent with the goals, and objectives of hazardous materials management.

HAZARDOUS STRUCTURES POLICIES

The County will:

GOALS AND OBJECTIVES

16.68 Strive Toward Safe Building Construction

Strive toward safe building construction and full elimination of hazardous conditions.

DEFINITIONS

16.69 Definition of Hazardous Structure

Define hazardous structure as a building or structure which is structurally unsafe, without adequate egress, a fire hazard or otherwise dangerous to human life by reason of improper construction, inadequate maintenance, dilapidation, obsolescence or abandonment, as specified in the San Mateo County Uniform Construction Code.

REGULATION OF DEVELOPMENT

16.70 Regulate Building Construction

Regulate building construction practices to prevent hazardous structures and assure structural safety. Measures may include required conformance to an accepted set of construction standards, and authority to inspect suspected dangerous buildings, halt improper construction activities, and eliminate hazardous conditions.

PROGRAM RESPONSIBILITIES

Role of the County

16.71 Support Efforts to Inform Buyers of Building Inspection Services

Support efforts to inform purchasers of existing buildings and structures that the County's building inspection services are available, upon request, to inspect structures, describe their condition and existing violations and provide construction history to the extent that such information is available.

16.72 Resolving Outstanding Building Violations

Consider measures which would facilitate timely resolution of outstanding building inspection violations. Measures may include establishing authority to record citations against notified properties.

16.73 Facilitate Rehabilitation Efforts

Facilitate rehabilitation of hazardous structures through measures which offer financial as well as technical assistance.

ROLE OF OTHER AGENCIES

16.74 Contractors' State License Board

Encourage the Contractors' State License Board to undertake vigorous monitoring of and enforcement against unlicensed building activities.