

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
725 FRONT STREET, STE. 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

**F3a**

DATE: January 18, 1996

TO: Commissioners and Interested Persons

FROM: Peter Douglas, Executive Director *PD 1/18/96*
Tami Grove, District Director

SUBJECT: County of San Mateo, Local Coastal Program Amendment # 2-95
Concurrence with the Executive Director's determination that
the action by the County of San Mateo accepting certification of
Amendment # 2-95 to the County's Local Coastal Program is
legally adequate.

EXECUTIVE DIRECTOR'S DETERMINATION AND REPORT FOR
COMMISSION REVIEW AT THE MEETING OF FEBRUARY 9, 1996

Background

Amendment # 2-95 was certified by the Commission on June 14, 1995 with suggested modifications. On September 12, 1995, the San Mateo County Board of Supervisors considered the Commission's action, and adopted resolutions accepting all modifications adopted by the Coastal Commission in its certification of San Mateo County LCP Amendment #2-95. On January 5, 1996, Commission staff received a copy of these resolutions.

As provided for in Section 13544 of the Commission's Administrative Regulations, the Executive Director must determine that the action of San Mateo County is legally adequate and report that determination to the Commission.

Recommendation

It is recommended that the Commission concur with the determination of the Executive Director that the action of the Board of Supervisors of San Mateo County accepting the certification of LCP Amendment #2-95 is legally adequate.

Attachments

- o Draft letter to San Mateo County Board of Supervisors
- o Copy of Board Resolution No. 59622

0282M

D R A F T

February x, 1996

Ted Lempert, President
San Mateo County Board of Supervisors
County Government Center
Redwood City, CA 94063

Re: County of San Mateo, Local Coastal Program
Amendment #2-95

Dear Supervisor Lempert:

This office has reviewed San Mateo County's Resolution No. 59622, adopted by the Board on September 12, 1995. By that action the County accepted the suggested modifications adopted by the Coastal Commission in its certification of Local Coastal Program Amendment No. 2-95, and has incorporated the certified amendment, as modified by the Commission, into the County's Local Coastal Program. I have determined, and the Commission has concurred, that the County's action with respect to Amendment #2-95 is legally adequate to satisfy the requirements of Section 13544 of the Commission's Administrative Regulations. This determination was reported to the Commission at the February 9, 1996 meeting in San Diego.

Very truly yours,

PETER M. DOUGLAS
Executive Director

LES STRNAD
Deputy District Director

PMD/LS/sm

0282M

RECEIVED
JAN 5 1995

RESOLUTION NO. 59622

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA
CALIFORNIA COASTAL COMMISSION
CENTRAL COAST AREA

* * * * *

RESOLUTION TO AMEND THE SAN MATEO COUNTY LOCAL COASTAL PROGRAM AS FOLLOWS:

- (1) AMEND LOCAL COASTAL PROGRAM TABLE 1.3, MAXIMUM DENSITY CREDITS, TO PROVIDE A CONSISTENT METHOD OF CALCULATING MAXIMUM DEVELOPMENT DENSITY IN THE RURAL COASTAL ZONE
- (2) AMEND LOCAL COASTAL PROGRAM POLICY 2.8, RESERVATION OF CAPACITY FOR PRIORITY LAND USES, AND TABLE 2.7, AMOUNT OF WATER TO BE RESERVED FOR PRIORITY LAND USES, TO ALLOW WATER CONNECTIONS FOR FAILED WATER WELLS WITHIN THE COASTSIDE COUNTY WATER DISTRICT

* * * * *

WHEREAS, with respect to the amendment revising the method of calculating maximum development density in the rural Coastal Zone:

- On May 17, 1994, the San Mateo County Board of Supervisors requested that LCP Table 1.3 be amended to provide uniformity in calculating rural development density; and,
- On June 29, 1994, the San Mateo County Planning Commission held a public hearing and unanimously recommended that the Board of Supervisors approve this amendment; and,
- On July 26, 1994, the San Mateo County Board of Supervisors held a public hearing and unanimously approved this amendment and directed that it be placed on the ballot for consideration by the electorate; and,
- On November 8, 1994, the San Mateo County electorate approved this amendment; and,
- On June 14, 1995, the California Coastal Commission certified this amendment with a modification that more explicitly specifies the arithmetic procedure used to calculate maximum development density; and,

WHEREAS, with respect to the amendment to allow water connections for failed water wells within the Coastside County Water District:

- Since 1985, 323 domestic water wells have been constructed to serve new development in the unincorporated Mid-Coast portion of the Coastside County Water District; and,
- There is a certain rate of well failure due to mechanical or water quality problems that are generally correctable, and most well failures are not due to inadequate water supply; and,
- To date, the County knows of only one well in the unincorporated Mid-Coast that failed due to inadequate water supply; and,
- The Coastside County Water District requested that LCP Policy 2.8 and Table 2.7 be amended to allow the District to make ten water connections to properties with uncorrectable well failures provided certain specified conditions are met; and,
- On January 23, 1995, the San Mateo County Planning Commission held a public hearing and unanimously recommended that the Board of Supervisors approve these amendments; and,
- On February 28, 1995, the San Mateo County Board of Supervisors held a public hearing and unanimously approved these amendments; and,
- On June 14, 1995, the California Coastal Commission certified these amendments with a modification requiring that residences seeking a water connection to replace a failed well first implement a water conservation retrofit plan approved by the Coastside County Water District; and,

WHEREAS, the Coastal Commission's administrative regulations require that the Board of Supervisors submit a resolution accepting the modifications made by the Commission within six months of certification;

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

1. Accepts all modifications made by the Coastal Commission in certifying the LCP amendments (a) to provide a consistent method of calculating maximum development density in the Rural Coastal Zone, and (b) to allow water connections to failed water wells within Coastside County Water District.
2. Amends the San Mateo County General Plan (Local Coastal Program) Table 1.3, as shown in Exhibit A of this Resolution.
3. Amends the San Mateo County General Plan (Local Coastal Program) to enact Policy 2.8.d, as shown in Exhibit B of this Resolution.
4. Amends the San Mateo County General Plan (Local Coastal Program) Table 2.17, as shown in Exhibit C of this Resolution.

GDB:fc - GDBF1341.AFS
(8/17/95)