

## CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

45 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

904-5260

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Filed: April 15, 1997  
 90th day: July 14, 1997  
 Staff: Jack Liebster  
 Staff Report: April 25, 1997  
 Hearing Date: May 16, 1997  
 Commission Action:

TO: Commissioners and Interested Parties

FROM: Steve Scholl, Deputy Director  
 Robert S. Merrill, District Manager, North Coast Area  
 Jack Liebster, Coastal Planner

SUBJECT: **COUNTY OF SAN MATEO LCP Amendment 1-97-B**  
**(Coastside Farm Labor Housing)** (For public hearing and  
 Commission action at the meeting of May 16, 1997, in Santa Barbara)

SynopsisA. STAFF NOTE

In late 1996 and early 1997, the County of San Mateo submitted to the Commission three LCP amendment requests, and requested they be treated as a single submittal. Commission staff designated the submittal parts as: 1-97-A (Large Family Day Care), addressed in another report also to be considered at the Commission meeting of May 16, 1997); 1-97-B (Coastside Farm Labor Housing), addressed in this staff report; and 1-97-C (Coastal Protection Initiative Amendments), which the County requested be heard at the June, 1997, meeting.

B. AMENDMENT DESCRIPTION AND BACKGROUND

The County of San Mateo proposes to amend its certified Local Coastal Program Land Use Plan (LUP) in a manner that would facilitate the provision of sewer services to a proposed farm labor housing development off Miramontes Point Road, one mile east of Highway One just south of the City of Half Moon Bay. The proposed amendment would (1) revise Policy 3.16 to add family farm labor housing as a priority use for sewer and water allocations; (2) add Policy 3.16(b) to allow for the reallocation of sewer capacity between sanitary districts in the Sewer Authority Mid-Coast (SAM) to facilitate the development of family farm labor housing sites; and (3) add Policy 3.36 to designate the Coastside Family Farm Labor housing project as a priority land use. The project facilitated by the amendment would be located on the 42-acre property shown in Exhibit 5.

The Commission previously approved an LCP amendment to accommodate farm labor housing on this site. Finding that provision of farm labor housing is

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important for maintaining a healthy agricultural economy on the Coastside, the Commission on November 14, 1986, approved county LUP Amendment #2-86 which, among other changes, defined "farm labor housing," designated the subject site for farm labor housing, and extended the urban-rural boundary south from Half Moon Bay to include the site.

The urban area in the vicinity is provided sewer service by the Sewer Authority Mid-Coastside (SAM), which is comprised of three sanitary districts, Montara, Granada and Half Moon Bay. The SAM treatment plant is currently operating near capacity. Only the Granada Sanitary District continues to issue new sewer connections, and only to priority uses and to non priority uses within their district which qualify for the transfer of priority capacity.

The site would normally be served by the Half Moon Bay Sanitary District, however commitments for new connections through this agency will not be available until the new SAM treatment plant currently under construction is certified for use in 1999.

Consequently, the County proposes the LCP amendment to enable the Montara or Granada Sanitary District to transfer a portion of their allocated and still-available capacity to the Half Moon Bay Sanitary District (HMBSA) to serve the farm labor housing project.

## C. Summary of Staff Recommendation.

Staff recommends that the Commission, upon completion of the public hearing, approve the Amendment request as submitted. Staff believes that the family farm labor housing project specifically identified in proposed policy 3.36 is an essential element of local agriculture, and the proposed amendments relating to it are consistent with Coastal Act section 30241 provisions to protect the area's agricultural economy. In addition, staff believes that designating family farm labor housing as a priority use for available public service capacity in the manner proposed by the County will not preclude other priority uses, and is consistent with Coastal Act section 30254. Therefore, staff recommends the Commission find that the LUP, as proposed to be amended, will remain consistent with the policies of Chapter 3 of the Coastal Act.

## D. Analysis Criteria

To approve the amendments to the Land Use Plan (LUP), the Commission must find that the LUP, as amended, will remain consistent with the policies of Chapter 3 of the Coastal Act.

## E. Additional Information

For additional information about the proposed amendment, please contact Jack Liebster at the North Coast Area office at the above address, at (415) 904-5267. Please mail correspondence to the Commission to the same address.

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(COASTSIDE FARM LABOR HOUSING)

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STAFF RECOMMENDATION

- A. Motion and Resolution for Approval of San Mateo County LUP Amendment No. 1-97-B (Coastside Farm Labor Housing).

Motion:

"I move that the Commission certify Amendment No. 1-97-B (Coastside Farm Labor Housing) to the County of San Mateo Land Use Plan as submitted by the County."

Staff recommends a YES vote. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION:

The Commission hereby certifies Amendment No. 1-97-B (Coastside Farm Labor Housing) to the Land Use Plan of the County of San Mateo Local Coastal Program for the specific reasons discussed in the following findings on the grounds that, as submitted, this amendment and the LUP as thereby amended meet the requirements and are consistent with the policies of Chapter 3 of the Coastal Act. This amendment is consistent with applicable decisions of the Commission that guide local government actions pursuant to Section 30625(c) and approval will not have significant environmental effects within the meaning of the California Environmental Quality Act.

- B. Findings For Approval of the Amendment As Submitted

1. Amendment Description

The proposed Local Coastal Program (LCP) amendment would facilitate the provision of sewer services to a proposed farm labor housing development east of Highway One just south of the City of Half Moon Bay. The proposed amendment would change three policies of the County's certified LCP. Policy 3.16 would be renumbered to 3.16(a), and would add "designated family farm labor housing sites" as a priority land use for which water and sewer capacity will be reserved. A new policy 3.16(b) would be added to enable the three Mid-Coastside sewer districts to reallocate available priority sewer connections between the three agencies to facilitate the development of family farm labor housing. Finally, policy 3.36 would be added to identify the Coastside Family Farm Labor Housing Site as a "designated family farm labor housing site."

The text of the proposed amendments (with additions underscored) is as follows:

- 3.16 Reservation of Water and Sewer Capacity

- a. Designate affordable housing and designated family farm labor housing sites as a priority land use for which water and sewer

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(Coastside Farm Labor Housing)**

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capacity will be reserved in accordance with the policies of the Public Works component. Where a portion of a site (i.e., North Moss Beach site) is required to provide affordable housing, consider the entire development proposed on the site as a priority land use for which water and sewer capacity will be reserved.

- b. Allow the three member agencies of the Sewer Authority Mid-Coastside to transfer or otherwise reallocate among themselves, either temporarily or permanently, such amounts of Phase I sewage treatment capacity as may be necessary to facilitate development of designated family farm labor housing sites referred to in Policy 3.36.a(1).

3.36 Designated Family Farm Labor Housing Sites

- (a) Designate the following as priority land uses where family farm labor housing may occur:

- (1) Coastside Family Farm Labor housing project located on a 42-acre site east of Miramontes Road in South Half Moon Bay.

2. Background

The Mid-Peninsula Housing Coalition (MPHC) has proposed to construct 160 affordable family farm labor housing project on a site near the southeast portion of Half Moon Bay (please see Exhibits 2, 5, 6).

The County first proposed constructing 160 units of farm labor housing on this site in 1985. In 1988, the project was given unanimous approvals by the San Mateo County Board of Supervisors, and the Half Moon Bay City Council. As part of this original review process, the Coastal Commission approved an LCP amendment to designate this site for farm labor housing and include it within the urban boundary to facilitate the extension of public utilities. The project proponents anticipated that the Half Moon Bay Sanitary District would provide sewer connections. However, due to financial difficulties, the farm labor housing project was never built.

The project was re-initiated in 1995 by MPHC. By that time, the District had no sewage capacity left to handle sewage from non-priority uses. Therefore, MPHC proposed to handle the sewage needs of the project by constructing an on-site package waste treatment plant. In 1996, the Planning Commission approved this proposal, but the approval was appealed to the Board of Supervisors by the Committee for Green Foothills and the Montara Sanitary District. Before the appeals were heard, the applicant amended the proposal to eliminate the package waste treatment plant and agreed to connect to the public sewer system run by the Sewer-Authority Mid-Coastside (SAM).

The Half Moon Bay, Montara and Granada sanitary districts together operate the Sewer Authority Mid-Coast (SAM) sewage treatment plant. This plant is

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currently operating near capacity. Under the Coastal permit issued by the Commission for this plant, each of the three districts was allocated a portion of the plant's capacity. In addition, as part of the County's LCP, specific portions of the plant's capacity were reserved for priority land uses within each of the districts' service areas, both for the interim "Phase I" period until the treatment plant is expanded, and for ultimate buildout of the Land Use Plans.

The County LCP contains policies prioritizing the allocation of available water and sewer system capacities consistent with Coastal Act Section 30254. Policy 2.21 in particular provides for sewer capacity priorities:

## 2.21 "Reservation of Capacity for Priority Land Uses:"

- a. Reserve sewage treatment capacity for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.7. Amend this table to reflect all changes in the Land Use Plan which affect these priority land uses.
- b. For each phase of sewage treatment facility development, reserve capacity adequate to allow each priority land use to develop to the percent of buildout allowed by the phase.
- c. Allow capacity to be re-allocated to non-priority land uses in accordance with Policy 2.8.

Table 2.7 establishes as priority uses:

- Marine Related Industrial
- Commercial Recreation
- Public Recreation
- Specific Developments in Designated Sites Containing Affordable Housing

Farm labor housing per se was not explicitly included in Table 2.7 as a priority use. At the time the LCP was prepared and certified (1979-81), it was not anticipated that there would be a need for a farm labor housing project located in the urban area and requiring a full level of public water and sewer services. Instead it was expected that farm labor housing would be developed on individual farms and ranches, that individual developments would be small (no more than a half dozen units to serve a particular farm's needs), and that each development would use on-site water and wastewater disposal.

Since the LCP was certified, however, only a limited amount of such small scale, on-site farm labor housing has been developed. This development has by no means met the need for this type of housing.

The Commission's 1986 certification of the farm labor land use designation for a large site to serve the needs of the broader agricultural area represented a new approach to this problem.

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In the intervening time, however, available capacity in the sewer system has grown more limited. Currently, the sanitary districts have none of the capacity originally allocated for non-priority land uses left and the Half Moon Bay Sanitary District is not presently issuing any authorization for connections for even priority uses. However, the Granada Sanitary District has sufficient remaining allocated capacity to continue to issue new sewer connections to priority uses and to uses within its service area which qualify for the transfer of priority capacity under Policy 2.8 of the LCP (please see Exhibit 7). Half Moon Bay and Montara both have much smaller amounts of capacity remaining, all of which is restricted for priority uses.

The proposed amendments would designate the family farm labor housing project as a priority use qualified to be allocated sewer capacity, and would permit the reallocation of sewer capacity from the Granada and Montara Districts to the Half Moon Bay District for the farm labor housing project.

The farm labor housing project is in the Half Moon Bay District's service sphere. There is currently no policy to permit transfers between districts. Proposed policy 3.16(b) would allow the transfer of the available capacity in the Granada District through the Half Moon Bay District to the farm labor housing project.

The primary constraint to the farm labor housing project proceeding at this time is the lack of available sewer capacity. The project's tax credit financing requires that the first phase of 80 units, plus 24 units financed with funds from the Department of Agriculture, must be occupied by December 31, 1998. If this deadline is not met, MPHC states the tax credits will be lost and the project will no longer be financially feasible. A "will-serve" letter for sewer connections is required in the near future in order for permits, including a Coastal Development Permit (CDP), to be processed and for construction to proceed to meet the occupancy deadline.

### 3. Site Description

As proposed, the amendments would apply to designated Farm Labor Housing sites, of which there currently is only one: the site of the MPHC 160-unit project on a 42-acre area off Miramontes Point Road, 1 mile east of Cabrillo Highway, southeast of the town limits of Half Moon Bay (Exhibits 2, 5). The existing zoning is PAD (Planned Agricultural District) and the General Plan Designation is Agriculture. The project site is located in a narrow coastal valley located approximately one third of a mile east of Cabrillo Highway. Land uses include greenhouses to the northwest, the Pelican Cove Mobile Home Park to the west across Highway One and agricultural uses and former grazing land to the north and south. This site is not visible from Cabrillo Highway.

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4. Coastal Act Consistency

4(a) Public Services

The Commission approved the designation of the site for farm labor housing on November 14, 1986 in LUP Amendment No. 2-86. Thus the kind, location and intensity of use are not at issue in this current amendment. Rather the issue is the relative priority to be assigned to family farm labor housing for use of limited public services under Section 30254. Section 30254 of the California Coastal Act states:

Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state or nation, public recreation and visitor-serving land uses shall not be precluded by other development.

The Commission generally has treated agriculture as a priority use for public works services under Section 30254 as a basic industry vital to the economic health of the region, state, or nation.

Agriculture is perhaps the most basic of basic industries. The 1975 California Coastal Plan states:

Coastal Agriculture Is Economically Important to California... Agriculture and food processing employment is substantial in some counties... Nationwide, coastal crops are important economically and as food supply... Particular combinations of soil and climate along the coast create special conditions that create high productivity for agriculture. The moderating marine influence extends the effective growing season, provides timing and yield advantages for national markets, and reduces the dangers of large-scale crop loss from freezing. Crops realizing these benefits may be termed coastal-related...the lesser efficiency or impossibility of growing many crops outside the coastal zone make existing coastal agricultural lands a natural resource of statewide and national concern.

Agriculture is a particularly pre-eminent part of the San Mateo County coastal zone. The County LUP's Agriculture Component specifically notes the dependence of much of the present agricultural uses on their coastal location and the value of the region's agriculture to the nation:

Most of the County's "specialty" vegetable crops, artichokes and Brussels sprouts, flourish in the cool, moist climate of this area. Truck crops, grazing, and outdoor flower growing are also prominent. [pg. 5.6]...San Mateo, Santa Cruz and Monterey Counties produce 85 percent of the nation's Brussels sprouts and artichokes...[pg. 5.12]



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Consistent with the requirements of Sections 30241, 30242, 30243 of the Coastal Act, the San Mateo County LCP includes strong policies directed to the protection and preservation of agricultural land and the agricultural economy. These policies are implemented by the Planned Agricultural District (PAD) zoning which limits the conversion of agricultural land, requires master development plans for land divisions, sets densities at 1 unit per 40 acre maximum, and requires agricultural easements as a condition of subdivision (whether major or minor).

Therefore, the Commission finds that San Mateo County coastal agriculture is a basic industry vital to the economic health of the region. As such, coastal agriculture is one of the uses Section 30254 states should be accorded priority for public services.

The Commission's certification of the County's LCP recognized the importance of agricultural infrastructure, resources and labor as key elements in achieving the Coastal Act section 30241 goal of "the protection of the area's agricultural economy." LCP policies, for example, reserve available water supplies for agricultural use, limit conflicting non-agricultural uses, protect the agricultural soil resources itself, and most pertinent to this case, explicitly provide for farm labor housing, giving priority to this use as an essential element for the success of continued agriculture.

In its approval of the designation of the site in question as a Farm Labor Housing Area in Amendment No. 2-86, the Commission was even more explicit in finding that farm labor housing at this location is an essential agricultural use:

The future of agriculture in Coastal San Mateo County is not, however, assured... Problems inherent to agriculture in general are also a factor and include overseas competition... limited availability of an economical water source and the difficulty in attracting and maintaining a qualified, stable work force.

It is to this last problem -- maintaining a qualified work force -- that this Amendment is addressed. Many of the most lucrative agricultural pursuits, are labor intensive, i.e., row cropping and floriculture and require a substantial, stable work force.

Although a stable work force is necessary to the continued viability of agriculture, coastside employers have difficulty in attracting and maintaining farm laborers because of the lack of decent housing affordable to them ...

The proposed Amendment seeks to provide housing for these essential workers. Studies undertaken by San Mateo County clearly indicate a tremendous need for decent farm labor housing. The preservation of agriculture is a major objective of the Coastal Act and thus the necessity to provide for an essential element -- labor -- in agricultural viability is also consistent with the Coastal Act (emphasis added).

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Therefore, the Commission finds that granting priority to farm labor housing for sewer services as proposed in LCP Amendment 1-97-B is consistent with Section 30254 of the Coastal Act as the use is an essential part of a basic industry vital to the economic health of the region.

By including Farm Labor Housing in the list of uses to be given priority for sewer services, the amendment places further demands on the limited service capacity of the SAM plant for even priority uses. The farm labor housing project that this amendment will accommodate requires a sewage allocation of approximately 20,000 gallons per day (gpd).

The proposed amendment will not preclude service to other priority uses for several reasons. First, the Granada Sanitary District indicates that there is more than enough capacity to service the 20,000 gpd required by MPHC's farm labor housing project as well as other priority uses prior to the expansion of capacity that will be achieved with completion of the SAM plant expansion. The LCP initially reserved as much as 68,422 gpd of the capacity of the Granada Sanitary District for priority uses. The Granada Sanitary District indicates that far more than 20,000 gpd of this supply remains available for priority uses.

Second, although the amendment would make it possible for other farm labor housing project to tap into the sewage capacity reserved for priority uses, no such projects exist. Policy 3.35 of the LUP defines farm labor housing as:

"residential units solely for farm workers which shall be occupied by persons or families, at least one of whom derives substantial income from agricultural and/or floricultural work and work incident thereto. At least 25% of the units shall be continuously affordable for households of low income, and 50% of the units shall be continuously affordable for households of moderate income, as such terms are defined in Policy 3.6. The remaining 25% of the units shall be available exclusively to farm workers irrespective of their income.

This narrow definition greatly limits the number of potential developments that could qualify as farm labor housing. The MPHC project is the first of its kind proposed in the San Mateo County coastal zone. The non-profit organization is securing special grant funding to make the project financially feasible. No other project of its kind currently exist, are planned, or are proposed.

Third, any future farm labor housing project seeking priority for sewer services would first have to be included in the LCP as a designated farm labor housing project. Policy 3.16a, as proposed to be amended, accords only designated farm labor housing sites (emphasis added) a priority for sewer and water service. Proposed Policy 3.36, which lists the MPHC farm labor housing project as the only designated farm labor housing site, would have to be

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amended to include any new farm labor housing project seeking priority. Since an LCP amendment would be required, the County and the Commission would have the opportunity to review the impacts of such a designation on sewage capacity for consistency with the Coastal Act at that time.

Finally, although the LCP currently allows for the reallocation of sewage capacity from priority uses to non-priority uses, the combination of use of these provisions and designating farm labor housing as a priority use will not jeopardize sewage capacity available to priority uses. Policy 2.8 of the LUP provides a mechanism whereby the sanitary districts can reallocate up to 50% of the capacity reserved for priority uses to non-priority uses in cases where landowners of property zoned for priority uses commit in writing that they will not develop priority uses on their land prior to the expansion of the SAM treatment plant when extra capacity will be provided. Over the past several years the Granada District has approved at least 159 such re-allocations, totaling 30,719 gallons per day (gpd). These re-allocations have predominantly been from parcels with the priority Commercial Recreation or Marine Related Industrial designations to non-priority single family residences. However these reallocations will soon end as the reallocations are approaching the 50% limit of Policy 2.8. In addition, by granting Farm Labor Housing priority status, the proposed amendment would ensure that the Family Farm Labor Housing project would have priority over additional re-allocations to residential development and other non-priority uses development.

Therefore, the Commission finds that the LUP as amended will continue to assure priority for limited sewer and water services for priority uses consistent with Section 30254 of the Coastal Act.

#### 4(b) Consistency with Coastal Act Agricultural Policies

Coastal Act section 30241 requires "the maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the area's agricultural economy..." Section 30242 states "All other lands suitable for agricultural use shall not be converted to non-agricultural use..." By facilitating farm labor housing, an essential element of coastal agriculture along the San Mateo County coast as discussed in the previous finding, the proposed amendment will help retain agricultural lands in production consistent with the intent of Sections 30241 and 30242 of the Coastal Act.

#### Conclusion

The Commission finds that the family farm labor housing project specifically identified in proposed policy 3.36 is an essential element of local agriculture, and that the proposed amendments relating to it are consistent with section 30241 and its provisions to protect the area's agricultural economy. In addition, the Commission finds that designating family farm labor housing as defined by the County as a priority use for available public

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service capacity is consistent with section 30254 and will not preclude other priority uses. Therefore, the Commission finds that LUP as proposed to be amended, will remain consistent with the policies of Chapter 3 of the Coastal Act.

5. CEQA

Pursuant to Section 21080.5 of the California Environmental Quality Act (CEQA), the Resources Agency has certified the Commission's regulatory program as being functionally equivalent to the standard CEQA review process. Pursuant to SB 1873, which amended the California Environmental Quality Act, the Coastal Commission is the lead agency in terms of meeting CEQA requirements for local coastal programs. In addition to making a finding that the amendment is in full compliance with CEQA, the Commission must make a finding consistent with Section 21080.5 of the Public Resources Code. Section 21080.5(d)(2)(i) requires that the Commission not approve or adopt an LCP:

... if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

Consistent with Public Resources Code Section 21080.5(d)(2)(i), the Commission finds, for the reasons discussed in this report, that the proposed amendment request is consistent with the California Coastal Act, will not result in significant adverse environmental effects within the meaning of the California Environmental Quality Act, and therefore requires no mitigation measures to reduce any adverse environmental impacts.

9360p



Planning and Building Division

County of San Mateo

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April 10, 1997

Steve Scholl  
North Coast Director  
California Coastal Commission  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

RECEIVED  
APR 11 1997  
CALIFORNIA  
COASTAL COMMISSION

Dear Mr. Scholl:

The purpose of this letter is to transmit a Local Coastal Program (LCP) amendment to the California Coastal Commission for certification.

On February 11, 1997, the San Mateo County Board of Supervisors approved an ordinance to amend LCP policies pertaining to the allocation of priority sewer capacity. The amendment designates family farm labor housing as a priority use to receive Phase I sewer allocations; designates the Coastside Family Farm Labor Housing Site as a family farm labor housing site; and allows the three sewer authority Mid-Coastside agencies the ability to reallocate available priority capacity between districts to facilitate the development of family farm labor housing. This amendment governs the Mid-Coast area of San Mateo County within the Coastal Zone.

Attached to this transmittal are the following documents, as required by California Code of Regulations Sections 13551 and 13552:

1. A resolution of the San Mateo County Board of Supervisors approving submittal of the amendments to the California Coastal Commission.
2. Summary description and implication of the proposed amendments.
3. An assessment of the amendments' relationship to the certified Local Coastal Program and the California Coastal Act.
4. A general indication of the zoning measures that will be used to carry out the land use plan.


EXHIBIT NO.	1
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
SMC Amendment Transmittal (1 of 2)	

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April 10, 1997  
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5. An assessment of the proposed amendment's relationship to the California Environmental Quality Act (CEQA).
6. A summary of the measures taken to provide maximum public participation.
7. A compilation of staff reports and minutes from all public hearings.

Thank you in advance for all assistance in processing this request. Should you have any questions, please feel free to call me at 415/363-1841.

Sincerely,



Janice Jagelski  
Planner III

JJ:fc - JEJH0566.6FN

Attachments

1. Resolution and ordinances adopting the amendment, and directing their submittal to the California Coastal Commission for certification.
2. Summary description and implication of the proposed amendments.
3. Assessment of the proposed amendment's relationship to the certified Local Coastal Program and the California Coastal Act.
4. General indication of the zoning measures that will be used to carry out the land use plan.
5. Environmental evaluation.
6. Summary of measures taken to provide maximum public participation.
7. Administrative Record - a compilation of staff reports, submitted correspondence, and minutes from all public hearings.

EXHIBIT NO.	1
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
SMC Amendment Transmittal (2 of 2)	

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

\*\*\*\*\*

RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN AS FOLLOWS:

- (1) AMEND LOCAL COASTAL PROGRAM POLICY 3.16(a) TO DESIGNATE FAMILY FARM LABOR HOUSING SITES AS A PRIORITY USE FOR WHICH WATER AND SEWER CAPACITY WILL BE RESERVED
- (2) AMEND LOCAL COASTAL PROGRAM POLICY 3.16(b) TO ALLOW THE THREE SEWER AUTHORITY MID-COASTSIDE AGENCIES TO REALLOCATE PHASE I SEWAGE TREATMENT CAPACITY TO FACILITATE THE DEVELOPMENT OF DESIGNATED FAMILY FARM LABOR HOUSING SITES
- (3) AMEND LOCAL COASTAL PROGRAM POLICY 3.36 TO DESIGNATE THE 42-ACRE COASTSIDE FAMILY FARM LABOR HOUSING SITE AS A DESIGNATED FAMILY FARM LABOR HOUSING SITE

\*\*\*\*\*

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

WHEREAS, on October 29, 1996, the San Mateo County Board of Supervisors held a public hearing to direct staff to prepare an LCP amendment to facilitate sewer connections for the Coastside Farm Labor Housing Project; and

WHEREAS, on January 8, 1997, the San Mateo County Planning Commission held a public hearing and approved the LCP amendment and directed staff to submit the Local Coastal Program amendment to the Board of Supervisors for adoption; and

EXHIBIT NO.	2
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
	County Board of
	Supervisor's
	Resolutions(1 of 3)

WHEREAS, public notice of all hearings was made to ensure maximum public participation, and all interested parties were afforded the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the San Mateo County Board of Supervisors hereby adopts the Local Coastal Program amendments as shown in EXHIBIT "A".

AND, BE IT FURTHER RESOLVED, that the San Mateo County Board of Supervisors direct staff to submit the Local Coastal Program amendments to the Coastal Commission for certification of conformity with the California Coastal Act.

AND, BE IT FURTHER RESOLVED, that the Local Coastal Program amendments shall be in full force and effect 30 days after the California Coastal Commission has certified them, without modifications, as conforming with the California Coastal Act.

JJ:fc - JEJH0144.6FS

EXHIBIT NO.	2
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B County Board of
	Supervisor's Resolutions(2 of 3)



Regularly passed and adopted this 11th day of February, 1997.

*AYES and in favor of said resolution:*

*Supervisors:*

MARY GRIFFIN

TOM HUENING

VACANT

RUBEN BARRALES

MICHAEL D. NEVIN

*NOES and against said resolution:*

*Supervisors:*

NONE

*Absent Supervisors:*

NONE

MICHAEL D. NEVIN

*President, Board of Supervisors  
County of San Mateo  
State of California*

Certificate of Delivery

(Government Code section 25103)

*I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.*



RICHARD L. SILVER

*Clerk of the Board of Supervisors*

EXHIBIT NO.	2
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
	County Board of
	Supervisor's
	Resolutions(3 of 3)

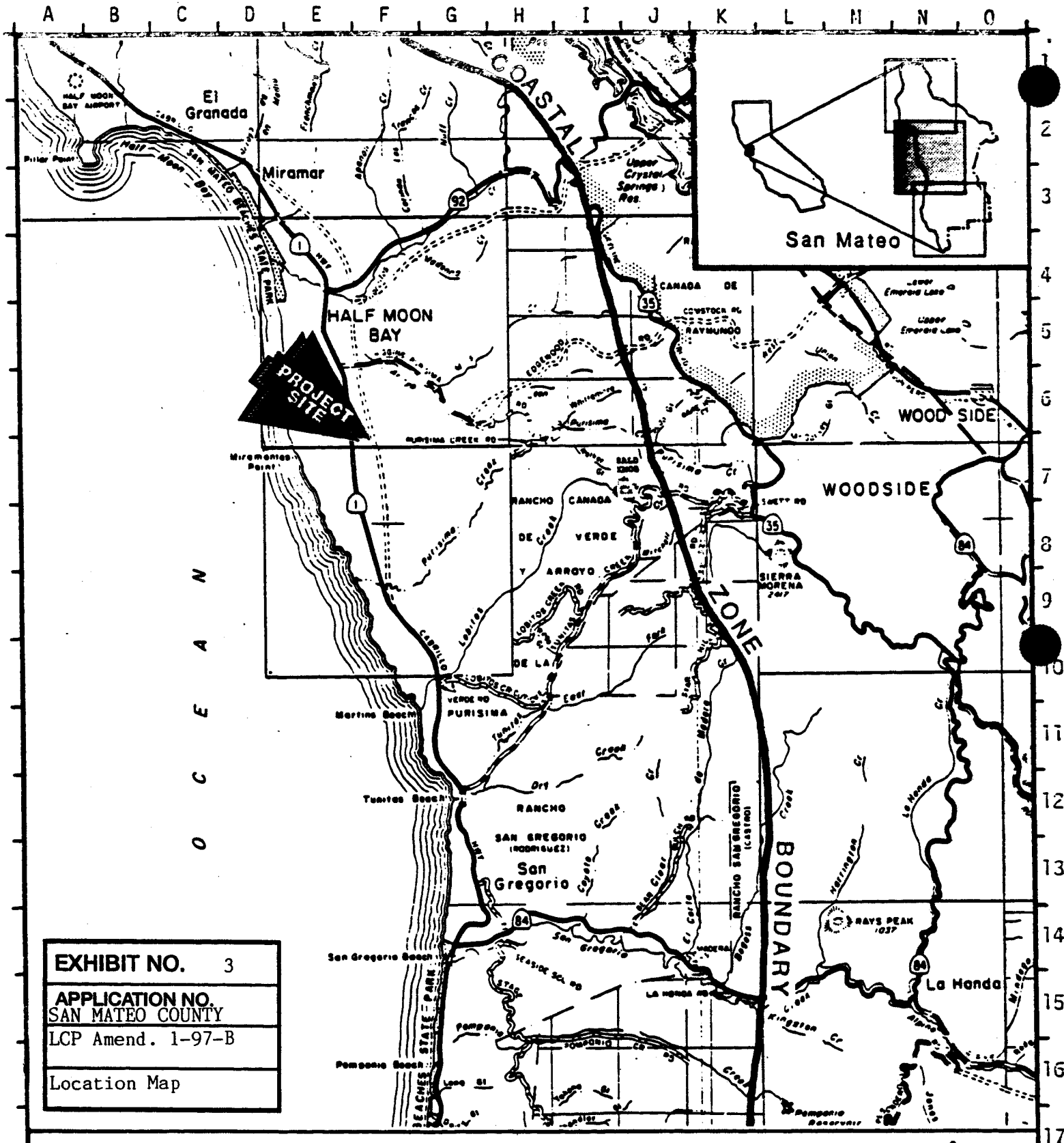


EXHIBIT NO.	3
APPLICATION NO.	
SAN MATEO COUNTY	
LCP Amend. 1-97-B	
Location Map	

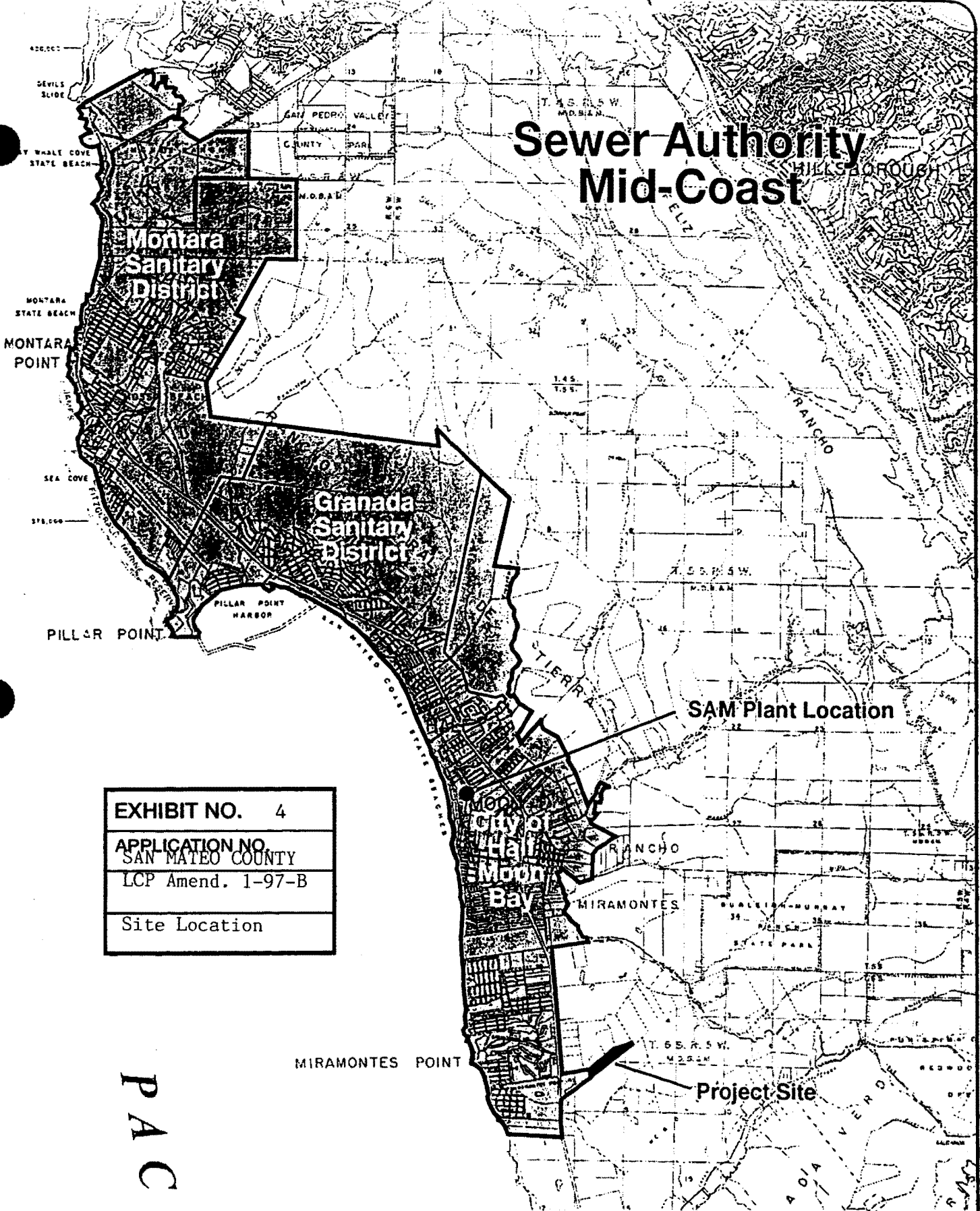


California Coastal Commission

# LOCATION MAP



# Sewer Authority Mid-Coast




<b>EXHIBIT NO.</b>	4
<b>APPLICATION NO.</b>	SAN MATEO COUNTY
	LCP Amend. 1-97-B
	Site Location

PAC

**San Mateo County Planning Commission Meeting**

Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_ **13** \_\_\_\_\_



# MAP 1.2 DESIGNATED AS FARM LABOR HOUSING AREA

## 1.32 Designation of Farm Labor Housing Areas

Designate the area shown on Map 1.2 as Farm Labor Housing Area

Urban/Rural Boundary

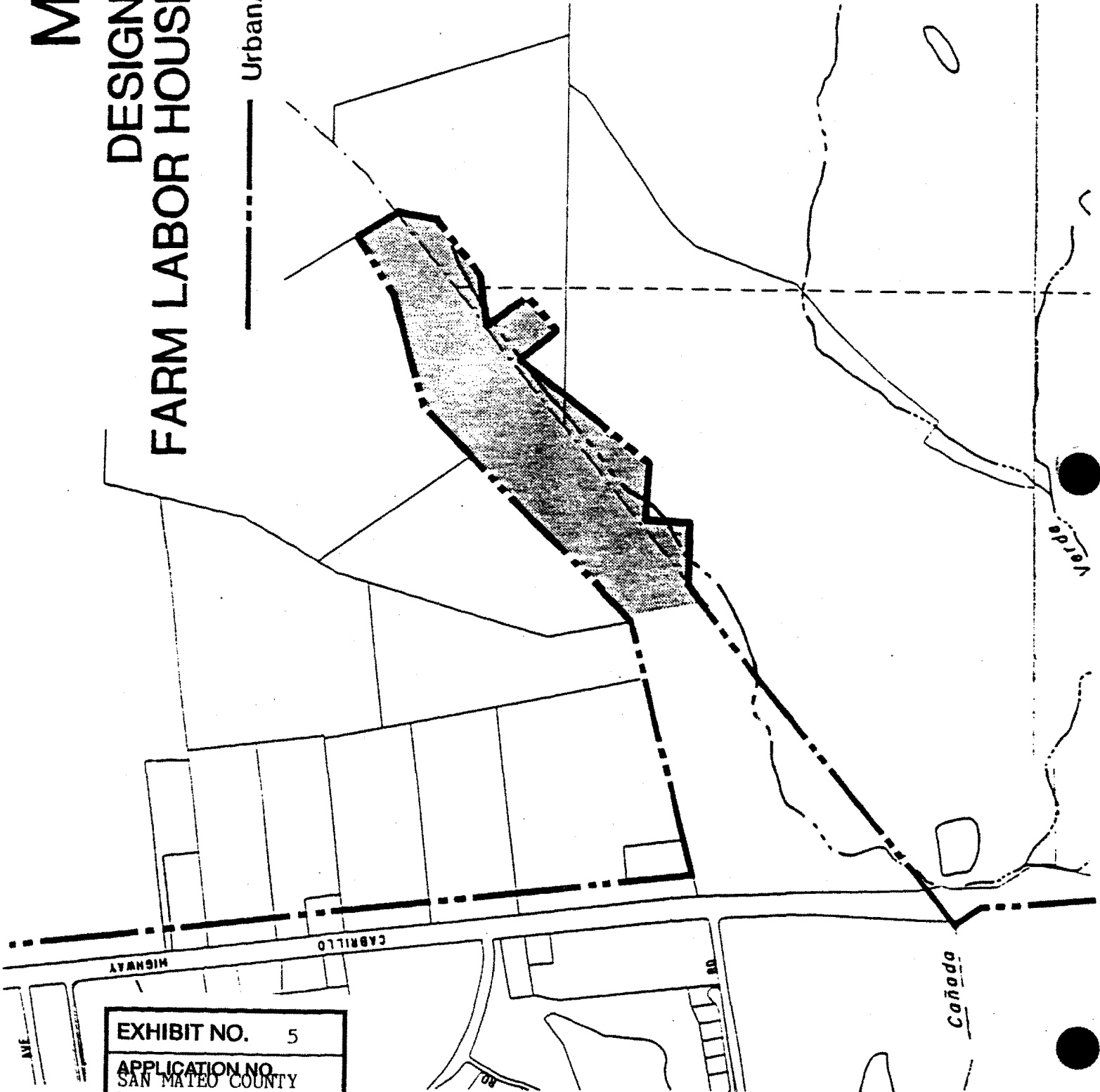


EXHIBIT NO.	5
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
	LCP Map 1.2, Policy
	1.32: Farm Labor
	Housing Area

San Mateo County LCP (1992)

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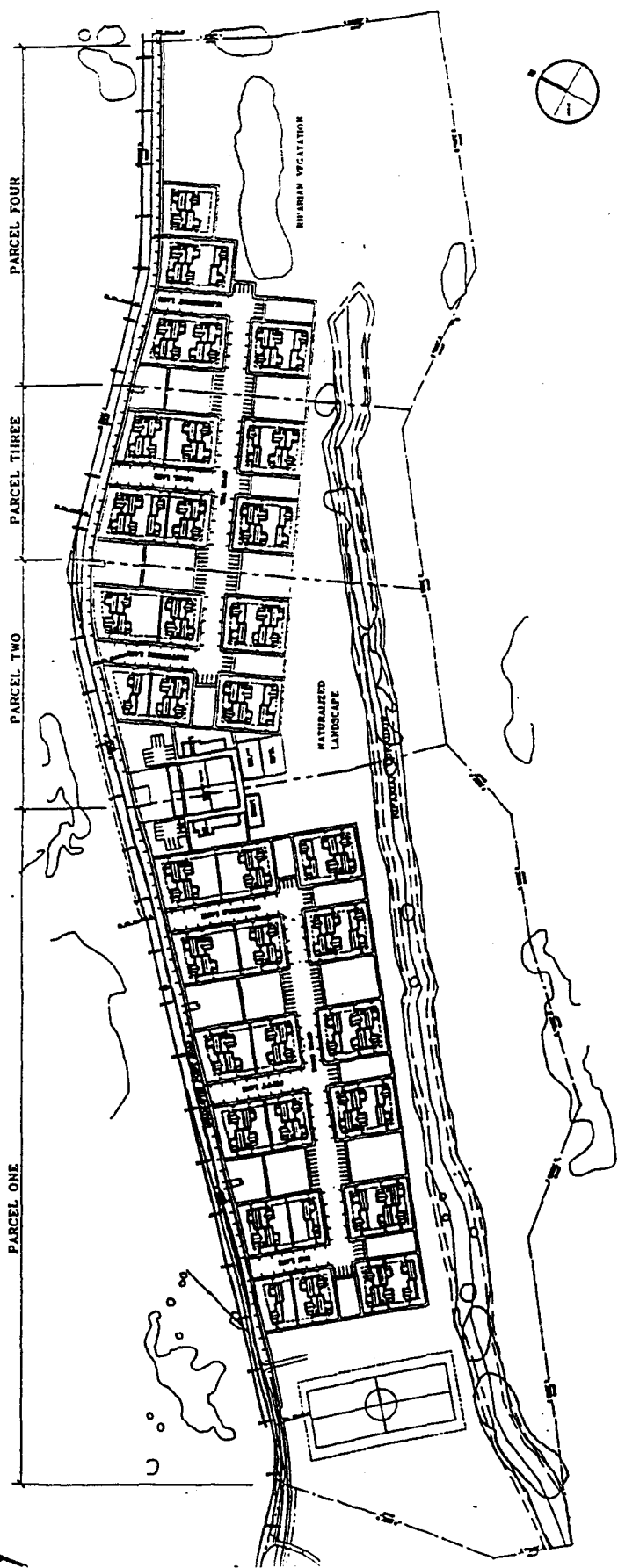


EXHIBIT NO. 6

APPLICATION NO.  
SAN MATEO COUNTY  
LCP Amend. 1-97-B

Site Plan

SITE PLAN

## San Mateo County Land Use Plan Policies

### 2.8 Reservation of Capacity for Priority Land Uses

- a. Reserve public works capacity for land uses given priority by the Local Coastal Plan as shown on Table 2.7 and Table 2.17. All priority land uses shall exclusively rely on public sewer and water services.
- b. For each public works development phase, reserve capacity adequate to allow priority land uses to develop to the buildout allowed by that phase.
- c. Under the following circumstances, allow public agencies and utilities to re-allocate capacity to non-priority land uses: (1) when landowners refuse to pay the assessment fees for public services to serve priority land uses because they desire to keep their land vacant or develop a non-priority land use allowed on the site by the Local Coastal Plan, and (2) when a landowner, in response to a written inquiry by a public agency or utility, indicates in writing that he/she does not plan to develop his/her land as a priority land use and will not be using any reserved capacity during a certain phase. The public agency or utility shall calculate the capacity needed to serve the remaining priority land uses. Reserved capacity that is not required for the remaining priority land uses may be reallocated to non-priority land uses after the public agency has gained the approval of the Planning Commission. Before approving the reallocation, the Planning Commission shall make the finding, in writing, that the remaining reserved capacity will be adequate to serve the remaining priority land uses. The reservation of capacity for priority land uses shall be increased during the next phase to compensate priority land uses for this reallocation. At least 50% of the priority land uses planned in each phase must be provided capacity for; that capacity may not be allocated to the next phase.

### 2.9 Phase I Capacity Limits

Based the first phase capacity of public works facilities on documentable and short-term need (approximately 20 years or less) consistent with the Local Coastal Plan. Monitor the needs of existing land uses and use these results and the existing and probable future capacity of related public works and services to document the need.

### 2.13 Coordination with the City of Half Moon Bay

Coordinate with the City of Half Moon Bay's certified Local Coastal Plan to take into consideration the policies of the City's LCP when determining: (1) Phase I sewer capacity and (2) when and how much to increase the capacity of all public works facilities after Phase I.

### 2.21 Reservation of Capacity for Priority Land Uses

- a. Reserve sewage treatment capacity for each land use given priority by the Coastal Act or the Local Coastal Program. These priority uses are shown on Table 2.7. Amend this table to reflect all changes in the Land Use Plan which affect these priority land uses.
- b. For each phase of sewage treatment facility development, reserve capacity adequate to allow each priority land use to develop to the percent of buildout allowed by the phase.
- c. Allow capacity to be re-allocated to non-priority land uses in accordance with Policy 2.8.

EXHIBIT NO.	7
APPLICATION NO.	SAN MATEO COUNTY
	LCP Amend. 1-97-B
	Relevant LCP Policies