

AN ORDINANCE ESTABLISHING POLICIES RELATED
TO ROAD IMPROVEMENTS
IN THE COUNTY MID-COAST AREA

The Board of Supervisors of the County of San Mateo, State of California, ORDAINS as follows:

Section 1. Findings; Background

The Board of Supervisors finds and determines as follows:

- a. Road standards provide for a uniform system of improving both public and private roads that benefits the motoring public and residents, allow for the development of facilities which are consistent with community needs and are economical to maintain and operate, and describe the requirements for road improvements.
- b. The current adopted road standards supersedes standards established as a part of the Mid-Coast Community Plan adopted in 1977, after property owners in Montara, Moss Beach and El Granada expressed concerns to the Mid-Coast Community Council that road improvement projects designed using the former road standards did not protect the visual ambiance of the Mid-Coast area.
- c. The current adopted road standards were developed to address property owner concerns and community needs.
- d. The Mid-Coast Community Council and the County Department of Public Works developed recommended policies to guide the implementation of the road standards.

Section 2. Findings; Mid-Coast Road Improvement Policies

The Board of Supervisors further finds and determines that the following policies be established pertaining to road improvements in the County Mid-Coast area:

- a. Road Improvement Priorities - Construct owner-initiated road improvement projects on a first-come first-served basis, to be based on the date when a valid petition requesting the improvements is received by the County, unless drainage requirements or impacts on utilities require a priority adjustment, or factors inhibiting construction alter the timing of the road improvements. Road improvement priorities shall not be based on the type of adjacent land use or level of improvement on adjacent streets.
- b. Coordinating Road and Utility Projects - Coordinate county road improvement projects with utility providers to ensure, where possible and permitted by law, that necessary sewer,

water and other utility modifications are made with road improvement projects.

c. Inclusion in the County Maintained Road System - Existing Mid-Coast non-County maintained roads in the designated urban area may be considered for inclusion in the County maintained road system when each of the following conditions are met:

- i. Property owners provide a valid form of petition, which requests inclusion into the County Maintained Road System and to participate in a future assessment district to fully improve the road to County standards, representing over 50% of the road frontage for the affected project area;
- ii. The length of road proposed for inclusion in the County maintained road system shall be one or more entire block;
- iii. At least 50% of the road frontage for the affected project area is developed with main buildings supporting the principal permitted use for the parcels;
- iv. The existing road shall consist of a minimum 16-foot wide gravel and oil or asphalt paved traveled way and one-foot wide shoulders on each side, with drainage swales or channels; and
- v. The road shall be contiguous with an existing County maintained road or State highway.

d. Expediting Road Improvement Projects

The County shall continue to coordinate with the Mid-Coast Community Council, as necessary, to expedite needed road improvements, subject to funding as provided by the Board of Supervisors.

e. Undergrounding of Utilities

The County shall coordinate with utility providers to provide general information relating to undergrounding of utilities, including general project costs, procedures, and funding availability. The County shall update this information every four (4) years. If an underground utility district and undergrounding assessment district are formed in accordance with the current qualification criteria used in the formation of assessment districts, the County shall, to the extent feasible, provide administrative and project management assistance. County-incurred costs, including costs associated with the formation of the assessment district, shall be borne by the property owners.

f. Amendments to Road Standards

Any amendment to policies, standards, or other provisions regulating Mid-Coast road improvements shall require public hearing(s) before the Mid-Coast Community Council. In addition, any amendment to road standards specifically applicable to any of the following areas shall require a written survey of the property owners in that area:

- a. Montara,
- b. Moss Beach,
- c. Seal Cove,
- d. Princeton,
- e. Miramar,
- f. El Granada, or
- g. Clipper Ridge.

SECTION 3 Effective Date

This Ordinance shall be in full force and effect thirty (30) days after passage thereof, and shall apply to any new road improvements in the Mid-Coast Area.

Regularly passed and adopted this 11th day of October, 1994.

AYES and in favor of said ordinance:

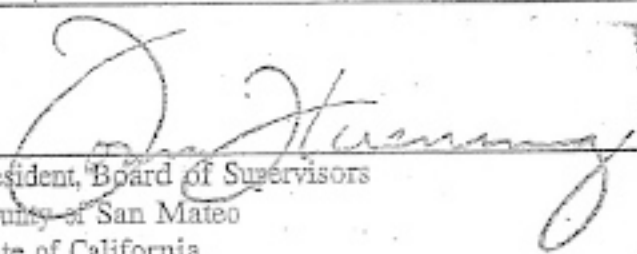
Supervisors: MARY GRIFFIN
TOM HUENING
TED LEMPERT
RUBEN BARRALES
MICHAEL D. NEVIN

NOES and against said ordinance:

Supervisors: MARY GRIFFIN

ABSTENTIONS:

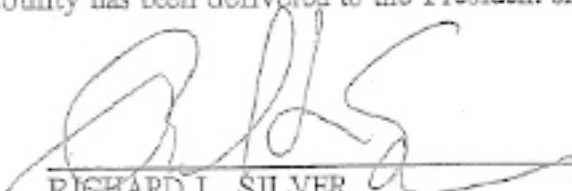
Supervisors: MICHAEL D. NEVIN



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 ordinance 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

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