



Midcoast Local Coastal Program Update Project

Prepared by
Planning & Building Department
San Mateo County



County Options for Responding to the Coastal Commission's Action:

- Adopt a resolution accepting the changes in their entirety
- Adopt a resolution to reject the changes
- **Direct staff to develop an alternative version of the amendment for re-submittal**
- **Request a one-year extension to the six-month timeframe for accepting the CCC's changes**



Recommended Process:

- **May 11, 2010 - Adopt resolution directing staff to:**
 - request an extension the timeframe for responding to the suggested modifications by one year (i.e., until June 10, 2011)
 - develop alternatives to the suggested modifications of concern for resubmittal
- **Aug./Sept. 2010 (tentative) – conduct public hearings regarding the specific content of the resubmittal**



Issue 1: Lot Retirement

Potential Compromise:

- Exempt Conditional Certificates of Compliance (CCOC's) for conforming parcels.
- Establish in-lieu fee program to avoid a patchwork of retired lots and reduce application requirements.

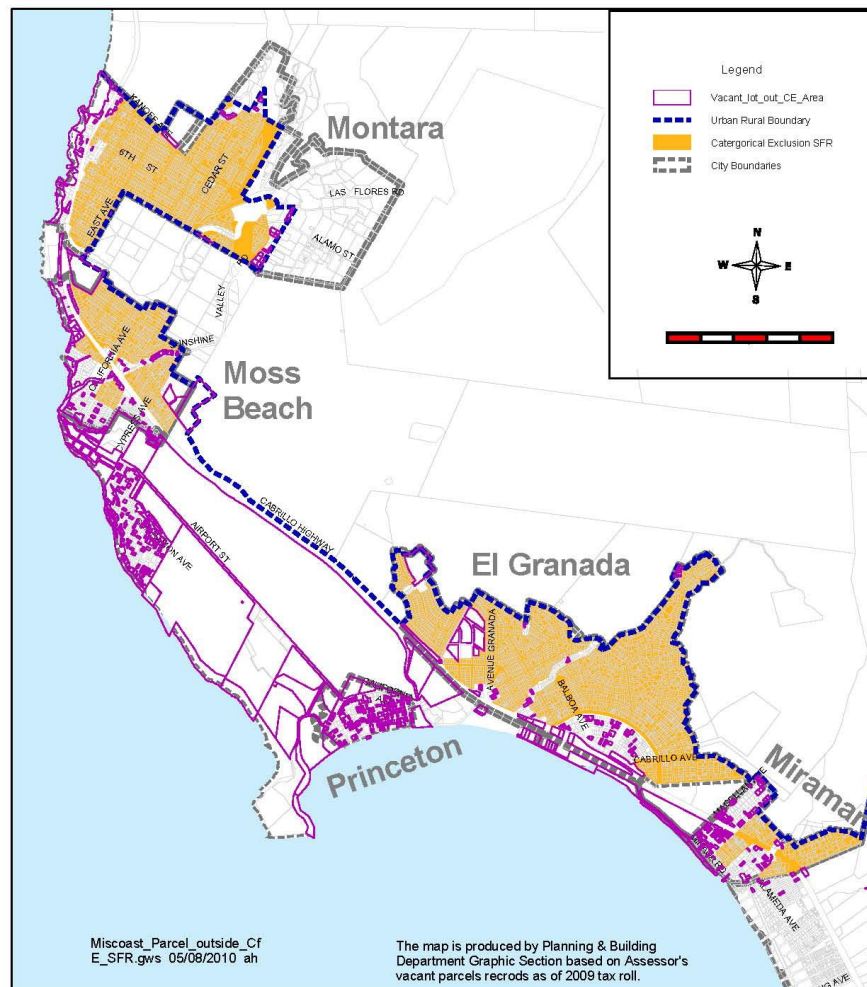
Outstanding Concerns:

- Application of the lot retirement requirement to standard subdivisions and CCOC's for non-conforming lots does not fully resolve concerns regarding its impact on infill development opportunities, processing requirements, and potential legal challenges.



Issue 2: Temporary Prohibition of Private Wells LCP -Midcoast

Vacant Lots outside of Categorical Exclusion Area





Issue 2: Temporary Prohibition of Private Wells

Potential Compromise:

- Apply municipal connection requirement to major remodels that rely on wells constructed after 9/29/89.

Outstanding Concerns:

- Precludes development of vacant lots in MWSD service area that are outside of the Categorical Exclusion Area until a Groundwater Management Plan is developed and certified by the CCC.
- Lack of a clear need for temporary prohibition in this region raises concerns about fairness and potential legal challenges.



Issue 3: Growth Limits

Potential Compromise:

- Limit restriction on non-residential and non-Coastal Act priority uses to accommodate smart growth projects that provide local jobs and mitigate traffic impacts.

Outstanding Concerns:

- Difficult to ensure that new jobs will be filled with local residents and that traffic impacts will be completely avoided.
- Requires new monitoring programs to document levels of service during peak recreation periods.



Issue 4: “Grandfathering”

Potential Compromise:

- Grandfather applications that are deemed complete as of the effective date of the amendments

No Outstanding Concerns:

- Grandfathering complete applications resolves concerns about applying new rules to projects that were designed to comply with current standards.



Issue 5: Restriction Of Public Works Capacities

Potential Compromise:

- Differentiate between projects that address existing deficiencies and those that accommodate growth.

Outstanding Concerns:

- Coordinated phasing of water supply and roadway capacity increases poses potentially unsolvable problems for the infrastructure projects needed to accommodate infill development.



Issue 6: Public Service Priorities

Potential Compromise?

- No discussion to date about revising the suggested modification that requires public works projects to set aside capacity for Coastal Act priority uses before reserving capacity for local priorities.

Outstanding Concern:

- Unclear if new water supply projects will have adequate capacity to serve smart growth and affordable housing.



Issue 7: Rezoning of Bypass Lands

Need for Compromise?

- CalTrans apparent agreement with the re-zoning, and the ability of existing residential uses to continue, may provide an appropriate basis to agree to the CCC's suggested modification.

Outstanding Concerns?

- Including the rezoning will be considered as part of the resubmittal package to be considered by the Board of Supervisors at a subsequent meeting.



Staff Recommendation:

Adopt a resolution that:

- Acknowledges receipt of the CCC's suggested modifications
- Directs staff to develop alternatives to the suggested modification of concern for resubmittal to the CCC, the specific content of which will be considered by the Board at a future public hearing.
- Directs staff to submit a request to the CCC to extend the timeframe for resubmittal by one-year.



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