

IMPLEMENTATION PLAN

I. INTRODUCTION

The Coastal Act of 1976 requires that the Local Coastal Program include zoning ordinances, zoning district maps and other actions necessary to implement the requirements of the Coastal Act in San Mateo County. This Implementation Plan states how the County intends to meet this requirement.

San Mateo County will take the following actions to implement the Coastal Act:

- A. Adopt the LCP Land Use Plan, and the policies, requirements and standards contained therein, as a General Plan Amendment.
- B. Continue in effect, with modifications listed in Item C, existing County ordinances controlling development in the Coastal Zone.
- C. Amend existing development ordinances as follows:
 - 1. Add the Coastal Development District to the Zoning Ordinance.
 - 2. Add the Planned Agricultural District to the Zoning Ordinance.
 - 3. Add the Coastside Commercial Recreation District to the Zoning Ordinance.
 - 4. Amend County Oil and Gas Well regulations.
 - 5. Rezone property in the Coastal Zone as necessary to achieve zoning consistency with the LCP Land Use Plan.
 - 6. Amend the Resource Management District regulations as they apply to land within the Coastal Zone and add a new Resource Management/Coastal Zone (RM/CZ) District to the Zoning Ordinance.
 - 7. Amend the Timberland Preserve Zone regulations as they apply to land within the Coastal Zone and add a new Timberland Preserve/Coastal Zone (TPZ/CZ) District to the Zoning Ordinance.
- D. Allocate manpower and other resources necessary to administer the Coastal Development Permit process on an ongoing basis.

These actions are described in detail below.

II. ADOPT LCP LAND USE PLAN

The LCP Land Use Plan consists of the following components:

(1) Locating and Planning New Development, which includes five Land Use Plan maps, (2) Public Works, (3) Housing, (4) Energy Development, (5) Agriculture, (6) Aquaculture, (7) Sensitive Habitats, (8) Visual Resources, (9) Hazards, (10) Shoreline Access, (11) Recreation and Visitor Serving Facilities, and (12) Commercial Fishing/Recreational Boating.

Each of these LCP Components contains specific policies for regulating development in the Coastal Zone. The complete LCP Land Use Plan will be adopted as a General Plan Amendment. The policies contained in each component have been incorporated as development review criteria in the Coastal Development Overlay Zone, which will be adopted as an amendment to the County's Zoning Ordinance.

III. CONTINUE IN EFFECT EXISTING COUNTY REGULATIONS

A. Ordinances

Except for the amendments described in Section IV, below, the County will continue to use the following ordinances to regulate development in the Coastal Zone:

1. Zoning Ordinance (Division VI, Part One of County Ordinance Code).
2. Subdivision Regulations (Division VI, Part Two of County Ordinance Code).
3. Regulation of Grading and Excavating Operations (Division VII, Chapter 8 of County Ordinance Code).
4. Topsoil Site Regulations (Division VI, Part Four, Chapter 2 of County Ordinance Code).
5. Quarry Regulations (Division VI, Part Four, Chapter 3 of County Ordinance Code).
6. Regulation of Timber Harvesting (Division VIII, Part One, Chapters 1 - 15 of the County Ordinance Code).
7. Regulation of the Removal of Heritage Trees on Public and Private property (Division VIII, Part Two, Chapters 1 - 4 of the County Ordinance Code).
8. Regulation of the Removal of Significant Trees on Public and Private Property (Division VIII, Part Three, Chapters 1 - 6 of the County Ordinance Code).

Copies of these regulations may be obtained from the San Mateo County Planning and Development Division.

B. Other

In addition to ordinances mentioned above, the County will use the policies of the Scenic Roads Element and the Community Design Manual to regulate development in the Coastal Zone.