

RESOLUTION NO. .

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

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**RESOLUTION AUTHORIZING AND DIRECTING THE COUNTY EXECUTIVE OR
DESIGNEE(S) TO SUBMIT A LOCAL COASTAL PROGRAM AMENDMENT
AMENDING SECTION 8.106.150 (PROCEDURAL CRITERIA FOR ISSUANCE OF A
PLANNED AGRICULTURAL PERMIT, SUBDIVISION A (MASTER LAND DIVISION
PLAN) OF CHAPTER 8.106 (PLANNED AGRICULTURAL DISTRICT) OF THE
COUNTY'S ZONING REGULATIONS TO THE CALIFORNIA COASTAL
COMMISSION FOR REVIEW AND CERTIFICATION**

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

WHEREAS, in 1980, the San Mateo County Board of Supervisors (Board of Supervisors) approved and the California Coastal Commission certified the San Mateo County Local Coastal Program (LCP), establishing policies, consistent with the California Coastal Act, to guide development within the County's Coastal Zone while protecting coastal resources and providing coastal access for all; and

WHEREAS, for a development permit to be issued in the Coastal Zone, proposed development must comply with the policies of the LCP and those regulations adopted to implement the LCP; and

WHEREAS, the San Mateo County Zoning and Subdivision Regulations are the implementation plans of the LCP, or land use regulatory instruments in which the LCP is applied; and

WHEREAS, the County Zoning and Subdivision regulations are local regulations that shall be consistent with state law, as local law cannot conflict with general state law; and

WHEREAS, in order to consistently implement the LCP and allow for local and state law to be consistent, the text of Zoning Regulations Chapter 8.106 Planned Agricultural District (PAD) must be amended to reflect consistency as it relates to future public recreational facility projects on lands owned, or to be acquired, by public agencies; and

WHEREAS, the proposed Zoning and Subdivision Regulations text amendments are consistent with the County General Plan and the LCP; and

WHEREAS, in the course of processing associated development permits, the County retains the right to review a public agency's agricultural and conservation open space easements for consistency with County policy and regulation; and

WHEREAS, the proposed Zoning and Subdivision Regulations text amendments will allow for a desirable guide for the future growth of this area of the County, will not be detrimental to the character, social, and economic stability of this area and its environs, will assure the orderly and beneficial development of this area, and will be in harmony with the zoning in adjoining unincorporated areas; and

WHEREAS, the environmental review for the proposed Zoning and Subdivision Ordinances text amendments pursuant to the provisions of the California Environmental Quality Act (CEQA) is the responsibility of the California Coastal Commission and would

be subject to the provisions of CEQA pursuant to Section 21080.5. in which a functionally equivalent CEQA analysis will be performed by the California Coastal Commission in lieu of any otherwise required CEQA analysis, as a state agency's (in this case the California Coastal Commission) certified regulatory program (in this case the Local Coastal Program) is statutorily exempt from CEQA.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the County Executive or designee(s) is hereby authorized and directed to submit the amended zoning regulation adopted herewith to the California Coastal Commission, and to request (1) that the Commission's Executive Director process and designate the amendment as a minor LCP amendment pursuant to Public Resources Code section 30514, subdivision (c) and sections 13554 and 13555 of title 14 of Division 5.5. of the California Code of Regulations and (2) that the Commission certify the amendment.

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