

ORDINANCE NO. _____

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

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**AN ORDINANCE REPEALING AND REPLACING DIVISION VI, PART TWO
(SUBDIVISION REGULATIONS) OF THE SAN MATEO COUNTY ORDINANCE
CODE IN ITS ENTIRETY AND A RESOLUTION ADOPTING THE NEGATIVE
DECLARATION FOR THE PROJECT**

SECTION 1. FINDINGS. The Board of Supervisors of San Mateo County (“County”) hereby finds and declares as follows:

WHEREAS, in 1945, the County of San Mateo adopted an ordinance (Ord. No. 595) regulating the subdivision of real property, known as the San Mateo County Subdivision Ordinance, in accordance with the California Subdivision Map Act (“Map Act”); and

WHEREAS, in 1992, in response to both the enactment of numerous amendments to the Map Act by the legislature of the State of California (“Legislature”) between 1945 and 1991 and the need to clarify various subdivision-related application and review procedures, the County adopted comprehensive amendments to the subdivision regulations; and

WHEREAS, since that time, the Legislature has enacted additional amendments to the Map Act and the County has identified additional provisions warranting clarification, augmentation, or addition; and

WHEREAS, the amended Subdivision Regulations are consistent with the State Subdivision Map Act (California Government Code Section 66410 et seq.); and

WHEREAS, the amended Subdivision Regulations are internally consistent with the County’s General Plan and Zoning Regulations and, as revised, will facilitate implementation of the County policies and regulations; and

WHEREAS, the amended subdivision regulations will streamline the review of proposed subdivisions by increasing clarity and ease of use; and

WHEREAS, the addition of provisions requiring preparation of a building footprint analysis will increase protection of sensitive habitats and other environmental resources, avoid hazards, and contribute to permit streamlining of subdivision applications; and

WHEREAS, the proposed amendments are consistent with the County's Local Coastal Program; and

WHEREAS, the proposed amendments constitute an amendment to the Implementation Plan of the Local Coastal Program; and

WHEREAS, on adoption, the amendments will be submitted to the California Coastal Commission for review and certification; and

WHEREAS, the County prepared and circulated an Initial Study and Negative Declaration in compliance with the California Environmental Quality Act, and the Board of Supervisors has determined that there is no substantial evidence that the proposed amendments will have a significant effect on the environment; and

WHEREAS, the Negative Declaration is complete, correct, and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines; and

WHEREAS, the Negative Declaration reflects the independent judgment of San Mateo County; and

WHEREAS, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment; and

NOW, THEREFORE, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

SECTION 2. The San Mateo County Ordinance Code, Division VI, Part Two (Subdivision Regulations), is hereby repealed and replaced in its entirety, with the regulation text in Attachment A.

SECTION 3. Adoption of this Ordinance is found to qualify for a Negative Declaration per the California Environmental Quality Act in that the Ordinance could not have a significant effect on the environment. Therefore, the Board of Supervisors adopts the proposed Negative Declaration, in accordance with the California Environmental Quality Act.

SECTION 4. The Clerk shall publish this Ordinance in accordance with applicable law.

SECTION 5. This Ordinance shall be effective thirty (30) days from the passage date thereof, except in the County's Coastal Zone, where it shall be effective immediately upon certification by the California Coastal Commission.

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