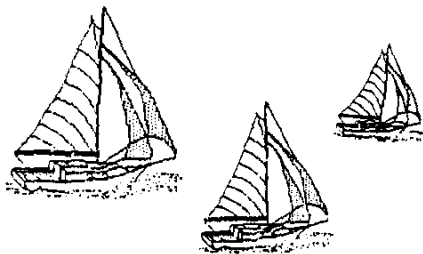


CITY OF HALF MOON BAY



Local Coastal Program Land Use Plan

Amended 1993

CITY OF HALF MOON BAY
LAND USE PLAN

TABLE OF CONTENTS

CHAPTER	PAGE
1. Introduction	1
A. The Coastal Act	1
1. History	1
2. Statutory Conflicts, Goals and Policies	1
3. Implementation	5
B. The Half Moon Bay Local Coastal Program Process	7
C. The Amended Land Use Plan	8
1. Organization of Report	8
2. Land use Plan/City General Plan	9
3. Relationship to County Local Coastal Plan	9
D. Estimated Maximum Housing and Maximum Population Projections	9
1. City Land Use Plan Projections	9
2. Combined City and County Projections	11
2. Land Use Plan	15
1. Legal Parameters Which Govern the Content of the Land Use Plan and Three Issues of Primary Significance; And the Basic Findings Underlying the Specific Land Use Plan Policies	15
2. Coastal Access and Recreation	21
2.1 Coastal Act Policies	21
2.2 Planning Issues	24
2.3 Policies	30
2.3.1 General Policies	30
2.3.2 Area Specific Policies	32
2.3.3 Policies for Visitor-Serving Commercial Development	36
2.3.4 Policies for Commercial Recreation	36
2.3.5 Policies for Local Recreation	37

CHAPTER	PAGE
3. Environmentally Sensitive Habitat Areas: Marine and Water Resources	38
3.1 Coastal Act Policies	38
3.2 Existing Regulations	41
3.3 General Background and Issues	41
3.4 Habitat Areas and Water Resources Overlay Designation	65
3.5 Policies	67
4. Hazards	77
4.1 Coastal Act Policies	77
4.2 Planning Issues	77
4.3 Policies	80
5. Housing	85
6. Archeological and Paleontological Resources	86
6.1 Coastal Act Policies	86
6.2 Planning Issues	86
6.3 Policies	87
7. Visual Resources	89
7.1 Coastal Act Policies	89
7.2 Planning Issues	89
7.3 Policies	91
8. Agriculture	95
8.1 Legislative Policies	95
8.1.1 Coastal Act Policies	95
8.1.2 Government Code Policies	97
8.2 Statutory Construction	97
8.3 Agriculture: A Summary	100
8.4 Planning Issues	109
8.5 Policies	119

CHAPTER		PAGE
9.	Development	122
9.1.1	Factual and Legal Background	122
9.1.2	Coastal Act Policies	125
9.2	Planning Issues	126
9.3	Policies	144
9.3.1	General Policies	144
9.3.2	Specific Planned Development Policies	146
9.3.3	Surf Beach/Dunes Beach	149
9.3.4	Venice Beach Area	153
9.3.5	Arleta Park/Miramontes Terrace South, West of Railroad Avenue	156
9.3.6	Wavecrest Restoration Project	158
9.3.7	Dykstra Ranch	166
9.3.8	Carter Hill	168
9.3.9	Miramar Beach	169
9.3.10	Guerrero Avenue Site	171
9.3.11	Pilarcitos West Urban Reserve	172
9.3.12	Matteucci	173
9.3.13	Public Facilities	174
9.3.14	Podesta/Silvera	174
9.3.15	Andreotti	175
9.3.16	Half Moon Bay Country Club	176
9.3.17	South Main Street/Cassinelli	179
9.3.18	L.C. Smith Estate	179
9.3.19	Nursymen's Exchange and Adjacent Property	181
9.4	Residential Growth Limitation	183
10.	Public Works	191
10.1	Coastal Act Policies	191
10.2	Coastal Act Definitions	191
10.3	Organization of Section	192
10.4	Planning Issues	192
10.4.1	General Issues	193
10.4.2	Water Supply Issues	197
10.4.3	Sewerage Facilities issues	199
10.4.4	Transportation Issues	201
10.5	Policies	205
10.5.1	General Policies	205
10.5.2	Water Supply Policies	206
10.5.3	Sewer Facility Policies	208
10.5.4	Transportation Policies	209

MAPS**PAGE**

Land Use Plan Map	221
Access Improvements	222
Habitat Areas and Water Resources Overlay	223
Geologic Hazards Overlay	224
Visual Resources Overlay	225
Coastal Access and Circulation Map	226
Wavecrest Restoration Plan	227
Potential Archeological Resources	228
Implementation Plan - Zoning Measures to Carry Out the Land Use Plan	229
Coastal Land Use Plan Amendments	232

APPENDICES

Appendix A:	Special Definitions	233
Appendix B:	Land Use Designations	235

CHAPTER 1: INTRODUCTION

A. THE COASTAL ACT

1. HISTORY

Historically, land use in the California Coastal Zone has been regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation mandates local governments to prepare general plans and zoning to ensure orderly physical growth and development within their jurisdictions as well as the protection of public health, safety and welfare.

Traditional local control over regulation of land use in the Coastal Zone was substantially modified with the passage of the California Coastal Zone Conservation Act (Proposition 20) by the voters of California on November 7, 1972. Under Proposition 20, the California Coastal Zone Conservation Commission and six Regional Coastal Commissions were created and given a dual mandate of preparing a statewide "comprehensive enforceable plan for the orderly, long-range conservation and management of the coast" and regulating development while this plan was being prepared. The California Coastal Plan was submitted to the legislature on December 1, 1975. During the 1976 legislative session, several coastal bills were introduced, all modifying to some extent the Coastal Plan. By the summer of 1976, SB 1277, the California Coastal Act, emerged from both houses as the basis of California's Coastal Zone Management Program. SB 1277 was amended by a trailer bill, AB 2948, which was itself amended by AB 400. On January 1, 1977, the Coastal Act and other legislation came into effect, establishing a permanent coastal management program for California.

2. STATUTORY CONFLICTS, GOALS AND POLICIES

2.1 Statutory Conflicts

The entire City of Half Moon Bay is located within the Coastal Zone. As a result, this Land Use Plan constitutes not only the Coastal Element of the City's General Plan, but also every other element of the City's General Plan with the exception of the Housing Element. Accordingly, in adopting this Land Use Plan the City has been required to consider, weigh and balance not only its obligations and responsibilities under the Coastal Act, but also its planning, social and fiscal obligations and responsibilities as a general law city under the Government Code to its residents, the mid-coast region and the State as a whole. (See Chapter II, Part 1.)

As indicated in Section 2.2 below, the policies of the Coastal Act sometimes conflict with each other, and these conflicts must be resolved by the City through a weighing and balancing process. As indicated in Chapter II, Part 1, and elsewhere in this Land Use Plan, the policies of the Coastal Act sometimes conflict with other statutory requirements to which the City is subject. For example, Article 10.6 of the Government Code requires the City to provide for its fair share of regional housing needs; yet the amount of development necessary to meet these needs might conflict with specific Coastal Act policies, and with the maximum annual population growth of 3% as set forth in Section 9.4 of this Plan. Unlike those local jurisdictions which are not located entirely within the Coastal Zone, Half Moon Bay does not have the luxury of meeting Coastal Act goals and policies by restricting development within the Coastal Zone and meeting Government Code and other statutory obligations and responsibilities by shifting necessary development outside of the Coastal Zone. As a result, the conflicts already inherent in the Coastal Act have been exacerbated for the City of Half Moon Bay because it must meet all of its obligations and responsibilities as a general law city within the Coastal Zone.

2.2 Coastal Act Goals, Policies and Conflicts

In enacting the Coastal Act, the Legislature established (30001.5 of Coastal Act) the following goals for future activity in the Coastal Zone:

- (a) Protect, maintain, and, where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the people of the State.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.
- (e) Encourage State and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

Consistent with the basic goals set forth in Section 30001.5 and, in the case of Half Moon Bay, its obligations and responsibilities as a general law city under the Government Code, the policies of Chapter 3 of the Coastal Act, Sections 30200 through 30264, constitute the standards by which the adequacy of local coastal programs is determined. Topics covered by the policies in Chapter 3 include: coastal access and recreational opportunities; the marine environment; environmentally sensitive habitat areas; agriculture; archeological and paleontological resources; and scenic resources.

The policies in some topic areas appear to be absolute. For example, Section 30230 of the Act states that marine resources shall be maintained; Section 30240(a) of the Act states that development within environmentally sensitive habitat areas shall be limited to uses dependent on these areas; and Section 30241 of the Act states that the maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of an area's agricultural economy. The policies in other topic areas appear to favor certain types of development. For example, Section 30255 states that coastal-dependent development shall have priority over other developments on or near the shoreline; Section 30220 states that coastal areas suited for water-oriented recreational activities shall be protected for such uses; Section 30221 states that ocean front land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area; and Section 30222 states that the use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

It is apparent that at least some coastal act policies will conflict with respect to the use of some lands within the Coastal Zone. In recognition of these inevitable conflicts, the Legislature enacted Section 30007.5 of the Act, which provides in pertinent part that: "The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies." The Legislature also recognized the need for, and the social and economic benefits derived from continued growth and properly located development within the Coastal Zone. Section 30001(d) of the Act states that "existing developed uses, and future developments that are carefully planned and developed consistent with the policies of

this division, are essential to the economic and social well-being of the people of this state." The Act requires a local government to strike a balance between the need to protect essential coastal resources and the need to assure continued economic growth and properly located development in the Coastal Zone. If conflicts arise, they are to be resolved in accordance with Coastal Act Section 30007.5 (Billings v. California Coastal Commission (1980) 103 C.A. 3d 729, 738-39, 745). In resolving conflicts, a local government should consider regional, as opposed to strictly local, resources and social and economic needs (Act Section 30501(b)). In weighing resource concerns against social and economic needs, a local government must determine whether achievement of the specific resource goal is feasible; i.e. "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (See, e.g. Act Sections 30001.5(a), 30108, 30213, 30241, 30242 and 30251). The feasibility requirement is consistent with the Act's recognition that its policies may not be applied so as to infringe upon the constitutionally protected rights of private property owners (e.g. Sections 30001.5(c), 30005.5 and 30010). Finally, the Legislature recognized that the Coastal Act cannot be construed in a vacuum, but must be construed so as not to conflict with other laws. For example, Section 30007 of the Act states that: "Nothing in this division shall exempt local governments from meeting the requirements of state and federal law with respect to providing low- and moderate-income housing, replacement housing, relocation benefits or any other obligation related to housing imposed by existing law or any law hereinafter enacted."

Accordingly, in applying specific Coastal Act resource protection policies, a local government must resolve conflicts among such policies, conflicts between such policies and the other goals, policies and requirements of the Act such as concentration of development and the economic and social needs of the people for orderly growth and development, conflicts between such policies and the constitutionally protected rights of private property owners, and conflicts between such policies and other state laws. As noted in Section 2.1 above, all of these conflicts are exacerbated in the case of Half Moon Bay. Since the entire City is located within the Coastal Zone all of the internal conflicts in the Coastal Act, all of the conflicts between the Coastal Act and other statutory requirements to which the City is subject, and all of the needs of the City's residents and the mid-coast area it serves as an urban center must be resolved and met entirely within the Coastal Zone. The formidable task of resolving these conflicts and meeting these needs accounts in principal part for the lengthy and exhaustive LCP Process summarized in Part B of this Chapter I.

3. IMPLEMENTATION

Each of the 15 counties and 53 cities along the California coast is required by the Coastal Act to prepare a Local Coastal Program (LCP). The LCP consists of "a local government's Land Use Plans, zoning ordinances, zoning district maps, and in sensitive coastal resource areas, other implementing actions which, when taken together, meet the requirements of and implement the provisions and policies of (the Coastal Act) at the local level." (30108.6). The land use plan means the "relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions." (30108.5). The zoning ordinances and maps are the legal tools for implementing the Land Use Plan. The Coastal Act also requires each LCP to "contain a specific public access component to assure that maximum access to the coast and public recreation areas is provided." (30500a). In addition, the local Land Use Plans are required to consider uses of more than local importance. (30501b). As noted in the LCP Regulations* such uses generally include: (1) State and Federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) State and Federal highways and other transportation facilities (e.g. railroads and airports) or public works facilities (e.g. water supply or sewer systems) serving larger-than-local needs; (5) general cargo ports and commercial fishing facilities; (6) State colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast, such as accessways and visitor-serving developments, as generally referenced in the findings, declarations, and policies of the California Coastal Act of 1976.

The land use plan and zoning ordinance and zoning district map, after receiving local review and approval, must be submitted to the State Coastal Commission. The Commission must make the finding that the Land Use Plan is consistent with the policies of Chapter 3 of the Act. The Commission's review of a land use plan is "limited to its administrative determination that the land use plan submitted by the local government does, or does not, conform with the requirements of Chapter 3;" and, in making this review, the commission may "...require conformance with the policies and requirements of Chapter 3 ... only to the extent necessary to achieve the basic state goals specified in Section 30001.5." (Act, Section 30512.2). The zoning and implementing ordinances are then reviewed to determine conformance with the approved Land Use Plan.

*LCP Regulations, Section 00041, adopted by the Coastal Commission on May 17, 1977.

After certification of the land use plan and zoning ordinance and maps of the LCP, the review authority for new development within the Coastal Zone, which is now vested in the Coastal Commission, will be returned to local government. The local government, in issuing coastal development permits after certification, must make the finding that the development is in conformity with the approved LCP. Any amendments to a certified LCP will have to be approved by the State Coastal Commission.

After certification of the LCP's, the State Coastal Commission will exercise permit jurisdiction over certain kinds of development (i.e. development in the State Tidelands), and will continue to hear appeals and review amendments to certified LCP's. Only certain kinds of developments can be appealed after a local government's LCP has been certified. These include, pursuant to Section 30603 of the Coastal Act, the following:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- (2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Development approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.
- (4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).
- (5) Any development which constitutes a major public works project or a major energy facility.

The State Commission is also required to review periodically the progress of local governments in carrying out the Coastal Act. This review is to occur at least once every five years.

Appeals pursuant to paragraph (1) are limited to the issues specified in Section 30603(b).

B. THE HALF MOON BAY LOCAL COASTAL PROGRAM PROCESS

The entire City of Half Moon Bay lies within the Coastal Zone. Therefore, the LCP is City-wide in scope. The City began the LCP process with preparation of an initial Work Program in the summer of 1978. Subsequently, in March, 1979, a revised Work Program was approved by the Regional Commission, and then by the State Commission in April. During this entire period, the City began to organize a public participation process through existing and new neighborhood organizations and special interest committees representing farmers, business interests, and property owners. These groups met on their own and discussed issues likely to arise in preparing the LCP and their objectives. These organizations, along with representatives from other organizations inside and outside the City, became the base for the public participation program included in the approved LCP Work Program. In accordance with the Work Program, the City's LCP Consultant published a series of Study Papers on specific subject areas covering all major issues involved in the LCP. These study papers, various land use plan hearing drafts, the land use plan adopted March 31, 1981, and this amended Land Use Plan have been published and discussed as follows:

<u>Study Paper Topic and/or Public Hearings</u>	<u>Date of Publication</u>	<u>Meetings For Discussion</u>
Coastal Access	June 1, 1979	May 17, June 14
Recreation & Visitor-Serving Facilities	June 1, 1979	May 17, June 14
Agriculture	July 13, 1979	June 18, August 26
Marine & Water Resources, Hazards & Sensitive Habitats	July 13, 1979	June 28, August 26
Housing	Sept. 7, 1979	Aug. 23, Sept. 20
Scenic Resources	Sept. 7, 1979	Aug. 23, Sept. 20
Unimproved Subdivisions	Sept. 7, 1979	Aug. 23, Sept. 20
Water & Sewer	Oct. 11, 1979	Oct. 11, Nov. 8
Partial Draft LUP & Maps	" "	" "
Public Hearing LUP	" "	Dec. 17, 1979
Public Hearing LUP	" "	Dec. 18, 1979
Public Hearing LUP	" "	Dec. 19, 1979
Public Hearing LUP	" "	Jan. 15, 1980
Public Hearing LUP	" "	Jan. 16, 1980
Public Hearing LUP	" "	Jan. 17, 1980
Study Session LUP	" "	Mar. 31, 1980
Study Session LUP	" "	May 21, 1980
Study Session LUP	" "	June 2, 1980
Study Session LUP	" "	June 19, 1980
Study Session LUP	" "	Aug. 18, 1980
Study Session LUP	" "	Oct. 1, 1980
Study Session LUP	" "	Nov. 15, 1980
Public Hearing LUP	Oct. 15, 1980	Nov. 18, 1980
Public Hearing LUP	" "	Nov. 19, 1980
Study Session LUP	" "	Dec. 10, 1980

Study Session LUP	"	"	Dec. 13, 1980
Adj. CC Meeting LUP	"	"	Dec. 20, 1980
Adj. CC/PC Meeting LUP	"	"	Feb. 7, 1981
Adj. CC/PC Meeting	Oct. 15, 1980	"	Feb. 18, 1981
Adj. CC/PC Meeting LUP	"	"	Feb. 28, 1981
City Council/Planning Commission Meeting	"	"	March 31, 1981
Regional & State Coastal Commission Meeting	March 31, 1981	"	June 30, 1981
State Coastal Commission	"	"	Nov. 3, 1981
State Coastal Commission	"	"	Feb. 3, 1982
State Coastal Commission	"	"	May 5, 1982
Study Session LUP (Draft Amendments)	June 21, 1982	"	July 17, 24, 1982
Study Session LUP (Draft Amendments)	July 1, 1982	"	"
Study Session LUP (Draft Amendments)	July 12, 1982	"	"
Study Session LUP (Draft Amendments)	July 20, 1982	"	"
Public Hearing LUP	Nov. 16, 1982	"	Jan. 11, 1983
Study Session LUP	"	"	Jan. 29, 1983
Study Session LUP	"	"	Feb. 17, 1983

C. THE AMENDED LAND USE PLAN

The purpose of the Amended Land Use Plan is to formulate resource protection and development policies that, together with the Land Use Plan Maps, will indicate in sufficient detail the kinds, location, and intensity of land uses in the Coastal Zone, in this case, the entire City of Half Moon Bay. In addition, this Land Use Plan was also amended to include Section 9.4, limiting future residential population growth to a maximum of 3% annually. The Half Moon Bay Local Coastal Program Land Use Plan is intended to be a new General Plan and will apply on a City-wide basis. In accordance with the options available under the Coastal Act, (Section 30511(b) Coastal Act) the City has chosen to submit the Land Use Plan for certification, with submittal of implementing measures for certification after approval of the Amended Land Use Plan is obtained.

1. ORGANIZATION OF REPORT

The Amended Land Use Plan is organized into ten components, or sections, each addressing one or more separate major issue areas. Each section contains resource conservation and development policies. These policies are supplemented by Plan Maps. Because the entire City of Half Moon Bay lies within the designated Coastal Zone, these policies and maps, together with the policies in the

Coastal Act, provide specific direction on use of land and minimization of land use conflicts. The components are:

1. Introductory Provisions
2. Coastal Access and Recreation
3. Environmentally Sensitive Habitat Areas and Water Resources
4. Hazards
5. Housing
6. Archaeological and Paleontological Resources
7. Visual Resources
8. Agriculture
9. Development
10. Public Works
11. Maps

There is no section on coastal-dependent industrial and energy development. No provision is to be made for such uses within the City due to lack of suitable sites. Therefore, no policies are needed on this subject.

The City of Half Moon Bay is developing a Housing Element for review and approval which will be in accordance with the provisions of State law governing such matters.

2. LAND USE PLAN/CITY GENERAL PLAN

When adopted by the City, the Land Use Plan becomes the Half Moon Bay General Plan.

3. RELATIONSHIP TO THE COUNTY LOCAL COASTAL PLAN

San Mateo County is the jurisdiction responsible for the LCP for the unincorporated area of the County. The County LCP was adopted by the Board of Supervisors on August 5, 1980. The City of Half Moon Bay has utilized the Certified San Mateo County "Sensitive Habitat Component" in responding to the sensitive habitat issues within its Plan.

D. ESTIMATED MAXIMUM HOUSING AND MAXIMUM POPULATION PROJECTIONS

1. CITY LAND USE PLAN PROJECTIONS

An estimate has been made of the maximum number of dwelling units and associated maximum population which would be accommodated under the City's Land Use Plan. Table 1.1 sets forth the population and

dwelling unit counts of the 1990 U.S. Census and the anticipated year of build out, 2020, based upon a maximum annual population growth of 3%:

TABLE 1.1

MAXIMUM HOUSING AND POPULATION
HALF MOON BAY LAND USE PLAN

	<u>1990</u>	<u>1992</u>	<u>2020</u>
Housing Units	<u>3,402</u>	3,496	7,991-8,071
Population	<u>8,886</u>		20,857-21,065
Persons Per Household	<u>2.61</u>	<u>2.61</u>	<u>2.61</u>

NOTE: Housing units and population figures for 1990 are actual, from the United States Bureau of Census final 1990 census. Housing unit projections are based on provisions for development in the Land Use Plan and estimates of building phasing, discussed in text and as shown on Table 9.3. Population estimates are based on estimates of population per household by ABAG and San Mateo County. All projections for housing units and population for the years 1992 through 2020 assume availability of adequate water, sewer facilities, and road capacities. Population and dwelling unit counts at buildout are based upon the Land Use Plan: the projected year of buildout is based upon a maximum annual population growth of 3%.

2. COMBINED CITY AND COUNTY PROJECTIONS

Table 1 of the County LUP provides estimates of existing housing and populations as well as future growth projections, for the urban mid-coastside area outside of the City, and for the City itself. From the previous Table, it is evident that the County's estimates for the City are understated, with an actual existing 1980 final census housing count almost 22% above the County's estimate, and a projected housing count from the City's LUP for the year 2000 approximately 65% above the County's projection.

Combined in the following Table are the housing and population figures for the City, based on actual census data and the City's LUP, and the comparable figures for the unincorporated urban area of the mid-coastside, taken from the County's LUP. The figures for the City have been broken into two categories, to distinguish from the rest of the City the area of joint service jurisdiction north of Frenchmans Creek, where the Granada Sanitary District presently provides sewer service.

TABLE 1.2
(Page 1 of 3)

HALF MOON BAY
MAXIMUM PROJECTED HOUSING AND POPULATION
MID-COASTSIDE URBAN AREAS*

		EXISTING (1980)	
		<u>Housing</u>	<u>Population</u>
I.	CITY OF HALF MOON BAY (Housing and Population)		
A.	North of Frenchman's Creek (Granada Sanitary District)		
	(1) Housing Units	379	
	(2) Population		1,012
B.	South of Frenchman's Creek (Half Moon Bay Sanitary District)		
	(1) Housing Units	2,347	
	(2) Population		6,270
	TOTAL HOUSING UNITS	2,726	
	TOTAL POPULATION - CITY		7,282
II	SAN MATEO COUNTY MID-COASTSIDE URBAN AREA (North of Half Moon Bay)*		
	(1) Housing Units	2,550	
	(2) Population		7,000
		<hr/>	<hr/>
III	TOTAL MID-COASTSIDE URBAN AREA HOUSING AND POPULATION	<u>5,276</u>	<u>14,282</u>

*Data for County projection taken from San Mateo Coastal
Plan certified November 5, 1980.

TABLE 1.2
(Page 2 of 3)

HALF MOON BAY
MAXIMUM PROJECTED HOUSING AND POPULATION
MID-COASTSIDE URBAN AREAS*

		NEW (Over 20 years) <u>Housing</u> <u>Population</u>
I.	CITY OF HALF MOON BAY (Housing and Population)	
	A. North of Frenchman's Creek (Granada Sanitary District)	
	(1) Housing Units	532
	(2) Population	1,420
	B. South of Frenchman's Creek (Half Moon Bay Sanitary District)	
	(1) Housing Units	4,895-5,041
	(2) Population	13,070-13,459
	TOTAL HOUSING UNITS	5,427-5,573
	TOTAL POPULATION - CITY	14,490-14,879
II	SAN MATEO COUNTY MID-COASTSIDE URBAN AREA (North of Half Moon Bay)*	
	(1) Housing Units	1,850
	(2) Population	5,100
III	TOTAL MID-COASTSIDE URBAN AREA HOUSING AND POPULATION	7,277-7,423 19,590-19,979

*Data for County projection taken from San Mateo Coastal
Plan certified November 5, 1980.

TABLE 1.2
(Page 3 of 3)

HALF MOON BAY
MAXIMUM PROJECTED HOUSING AND POPULATION
MID-COASTSIDE URBAN AREAS*

		TOTAL (Year 2000)	
		<u>Housing</u>	<u>Population</u>
I.	CITY OF HALF MOON BAY (Housing and Population)		
A.	North of Frenchman's Creek (Granada Sanitary District)		
	(1) Housing Units	911	
	(2) Population		2,432
B.	South of Frenchman's Creek (Half Moon Bay Sanitary District)		
	(1) Housing Units	7,242-7,388	
	(2) Population		19,340-19,729
	TOTAL HOUSING UNITS	8,153-8,299	
	TOTAL POPULATION - CITY		21,772-22,161**
II	SAN MATEO COUNTY MID-COASTSIDE URBAN AREA (North of Half Moon Bay)*		
	(1) Housing Units	4,400	
	(2) Population		12,100***
III	TOTAL MID-COASTSIDE URBAN AREA HOUSING AND POPULATION	12,553-12,699	33,872-34,261

*Data for County projection taken from San Mateo Coastal
Plan certified November 5, 1980.

**2.67 persons per household (1980 Census)

***2.75 persons per household

CHAPTER 2:

LAND USE PLAN

LEGAL PARAMETERS WHICH GOVERN THE CONTENT OF THE LAND USE PLAN; THE THREE ISSUES OF PRIMARY SIGNIFICANCE; AND THE BASIC FINDINGS UNDERLYING THE SPECIFIC LAND USE PLAN POLICIES

- 1.1 Since The Entire City Is Located Within The Coastal Zone, In Adopting The Land Use Plan The City Has Considered Not Only Its Responsibilities Under The Coastal Act, But Also Its Planning, Social, And Fiscal Responsibilities As A General Law City To Its Residents, The Mid-Coast Region And The State As A Whole Under The Government Code; The Coastal Act Both Permits And Requires The City To Weigh And Balance The Social And Economic Needs Of The People Against The Need To Protect Significant Coastal Resources

The entire City of Half Moon Bay is located within the Coastal Zone. Therefore, the Coastal Zone Land Use Plan covers the entire City and is the General Plan.

The Government Code requires the City to adopt "a comprehensive, long-term General Plan for the physical development of the . . . City." (Section 65300). The component elements of the General Plan, including the Coastal Land Use Element, must "comprise an integrated, internally consistent and compatible statement of policies for the (City)." (Section 65300.5). Certain elements of the General Plan are mandatory (Section 65302); other elements may be included if appropriate to the orderly growth and development of the City (Section 65303). The General Plan is a tool to assure the orderly physical development of the City pursuant to an integrated, internally consistent and compatible statement of policies. It is a means to achieve certain ends included within the commonly used phrase "the public health, safety and welfare."

The City's General Plan must provide for the social and economic needs of its residents. Those needs include housing, jobs, commercial services, schools, police protection, fire protection, health and social services, libraries, parks, playgrounds, athletic, recreational and cultural programs for its children, water, sewage disposal, refuse collection, other public utilities, streets, sidewalks, curbs, gutters, and storm water run-off and flood protection.

The social and economic needs which the City's General Plan must address extend beyond its borders. The City of Half Moon Bay is the only major urban center on the coast between Pacifica and Santa Cruz. It is the only urban center for the approximately 90,000 acres of land within the mid-coast region. The County of San Mateo has adopted, and the Coastal Commission has approved, an LCP for the unincorporated area of the mid-coast region that designates the unincorporated area for rural, agricultural and visitor-serving

recreational development. Accordingly, the City of Half Moon Bay is the only, and the appropriate, urban center to meet the residential, commercial, cultural, and other social and economic needs, not only of its residents, but also of the entire mid-coast population and visitors from throughout the State.

In order to provide the services necessary to meet these social and economic needs, the City must have a strong tax base. Private development is the only means to achieve that tax base. Private development is quite often the means to achieve other socially desirable ends. For example, the existing greenhouse operations within the City of Half Moon Bay remain economically viable because private residential development has subsidized the upgrading and expansion of the urban infrastructure essential to its existence. That urban infrastructure includes affordable, high-quality water in quantity, natural gas, police and fire protection, and a road system capable of handling heavy trucking. That infrastructure exists in substantial part today because of private residential development within the City. Further residential development will provide similar benefits in the future. It will also provide homes for those who will work in expanded agricultural and visitor-serving occupations in the unincorporated areas of the mid-coast region and in commercial, recreational, and agricultural support occupations within the City.

The policies established by the Coastal Act focus on protection of coastal resources and regulation of development to accomplish resource protection objectives.

However, the Coastal Act also expressly recognizes the need for, and the social and economic benefits derived from, continued growth and development within the Coastal Zone. Where conflicts arise, those conflicts are to "be resolved in a manner which on balance is most protective of significant coastal resources." (Coastal Act, Section 30007.5).

In the very first section of the Coastal Act, Section 30001, the legislature "finds and declares . . . (d) that existing developed uses, and future developments that are carefully planned and developed consistent with the policies of this division, are essential to the economic and social well-being of the people of the State and especially to working persons employed within the Coastal Zone."

The obligation to balance the need to assure continued growth and development against the need to protect significant coastal resources is underscored by Section 30007.5 of the Coastal Act: "The legislature further finds and recognizes that conflicts may occur between one or more policies of this division. The legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the legislature declares that broader policies

which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies."

Section 30250(a) of the Coastal Act requires the City to attempt to accommodate all development necessary to meet the economic and social needs, not only of its residents, but also of the mid-coast regional population and visitors from throughout the State. In pertinent part it reads as follows: "New residential, commercial, or industrial development . . . shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it."

The emphasis of the Plan is on encouraging well-planned and orderly development of the City compatible with resource protection and conservational goals of the Coastal Act and the other policies of the City's General Plan.

In adopting the policies set forth in the Land Use Plan, the City has considered, weighed, and balanced its various responsibilities to its residents, the mid-coast regional population, and the citizens of the State as a whole under not only the Coastal Act but also the Government Code and otherwise.

As a net result of the weighing and balancing process, even full build-out under the Plan will not meet the City's share of existing unmet and projected regional housing needs. While absent the specific resource protection policies of the Coastal Act, Article 10.6 of the Government Code, Sections 65580 through 66589, would require the City to provide for 100% of its share of existing unmet and projected regional housing needs, and Section 30250(a) of the Coastal Act would require the City to attempt to provide more than 100% of its fair share of regional development needs (see Chapter 2, Part 9), the City has weighed its obligations under the Government Code against the specific resource protection policies of the Coastal Act and has concluded that the level of development permitted by this Plan represents the appropriate balance between the potentially conflicting policies of the Government Code and the Coastal Act.

The text, policies and related maps in this chapter constitute the Local Coastal Program Land Use Plan. These policies set forth the criteria for evaluating future development projects and measures which the City and other governmental agencies should take to balance the need for orderly economic growth and development with the specific resource protection goals of the Coastal Act.

These policies will serve as the foundation for developing ordinances to implement the Plan. The policies will not only provide the basis for City action; they will, once the Plan is certified, also provide the foundation for decisions and actions

taken by the County, the State, and special districts within the City of Half Moon Bay.

The City's pre-Coastal Act development history has not always been consistent with resource protection policies of the Coastal Act. The existing land use pattern, involving several diverse neighborhoods separated by undeveloped areas, development on hazardous and sensitive areas, and numerous conflicts between residential and recreational uses, poses significant problems for the City in its efforts to balance the need for economic growth and development and the specific resource protection policies of the Coastal Act.

1.2 The Three Issues of Primary Significance

The most significant planning issues involve (1) provision of adequate sites for the development of housing to meet the City's share of existing unmet and projected regional housing needs, (2) actions the City can and should take to encourage the achievement of Coastal Act goals, including the preservation of prime agricultural, open space, and recreational lands in the unincorporated areas of the San Mateo County coastside, by concentrating development within the boundaries of the City in accordance with Sections 30250, 30007.5, 30241, and 30242 of the Act, and (3) limiting future residential population growth to a maximum annual increase of 3%.

The Plan's policies are organized into major topic areas reflecting principal coastal resource protection and development issues in Half Moon Bay arising out of Coastal Act policies. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of critical local issues and problems related to the topic. The background for most of these discussions is found in the hearing record before the City and the Coastal Commission described in Chapter I.B, and in Study Papers on each topic previously issued for public discussion and comment.

The Study Papers were not intended to be definitive statements of findings or policies; but rather to focus and stimulate public discussion for the purpose of eliciting the evidence and findings which support the policies adopted herein.

The issues discussions attempt to pinpoint necessary policies and action, especially in bringing City and other governmental policies, practices, and regulations into conformance with the Coastal Act.

At the end of each topical section, the City has adopted policies which bring its General Plan into conformance with the Coastal Act. After Subsequent to the certification of the Coastal Land Use

Element, all new development in the City will have to meet the standards set forth in these policies.

Due to the modest size of the City, separate sections are not presented for individual neighborhoods. Where appropriate, reference is made in the issues discussion and in the policies to specific needs, issues, or standards applicable to particular parts of the City. Otherwise, the mapped representation of policies provides the means by which to apply the written policies to specific areas and sites.

1.3 Basic Findings

On the basis of all of the evidence before it, the City makes the following basic findings which support the Policies set forth in this Plan:

- (a) New residential development in the City of Half Moon Bay will be limited to a maximum annual population growth of 3%, based upon an average of 2.61 persons per unit, based upon the 1990 U.S.Census. Revised growth projections will be made after each dicennial U.S.Census.
- (b) In order to encourage preservation of the maximum amount of prime agricultural soils in, and achieve other Coastal Act goals of particular applicability to, the unincorporated area of the San Mateo County coastside, the City should permit and encourage development by the private sector of as many new dwelling units as possible, up to areawide needs and within the maximum 3% annual population growth as set forth in Section 9.4, in conformity with the policies and requirements of Sections 30007.5, 30241, 30242, and 30250 of the Act.
- (c) The entire City of Half Moon Bay is an urban area suitable for residential, commercial, and industrial development, particularly in relation to the unincorporated area of the San Mateo County coastside.
- (d) There is no agricultural production in the City other than floriculture/ horticulture that has any area economic significance. The agricultural economy of the City consists of the existing greenhouse/potted plant operations (which are not soils-dependent) and some of the existing field flower operations. The economic viability of these operations is no longer certain. The use of land within the City for the production of food crops is not feasible.
- (e) New or renewed food and field flower production within the City is not feasible. Prospects for the expansion of existing greenhouse/potted plant operations are minimal and the entry of new operators is not feasible.

- (f) There is not now, and likely will not be, any demand for additional land within the City for floriculture use. This LUP reserves sufficient additional land for any demand which might arise.
- (g) There is no present or projected need for reservation of additional land within the City for public acquisition and use except as specifically set forth in this Plan.
- (h) There is no present or projected need for reservation of additional land within the City for coastal-dependent industry.
- (i) The City lacks the financial resources to purchase land and/or development rights to provide lands for public recreational and/or open space use and cannot reasonably expect to obtain funds for such purposes from the County of San Mateo, the State of California, the Federal Government, or elsewhere except to the extent limited funds of the Coastal Conservancy may be available for the Wavecrest Restoration Project described in Chapter 11, Part 9, of this Plan.
- (j) There presently exists an unmet need for additional land for equestrian and golf course use.
- (k) There presently exists an unmet need for additional land for visitor-serving recreational facilities.
- (l) Neither the public health and welfare nor Coastal Act goals require, and there is no evidence which would support, adoption by the City of policies which would limit or delay the ability of the City, in cooperation with the private sector, to provide the housing units and meet the time frames proposed in Table 9.3 of this Plan.

1.4 General Policies

The following general policies shall provide the framework for the Coastal Land Use Element:

Policy 1-1

The City shall adopt those policies of the Coastal Act (Coastal Act Sections 30210 through 30264) cited herein, as the guiding policies of the Land Use Plan.

Policy 1-2

Where policies within the Land Use Plan overlap or conflict, on balance, the policy which is the most protective of coastal resources shall take precedence.

Policy 1-3

Where there are conflicts between the policies set forth in the Coastal Land Use Element and other elements of the City's General Plan or existing ordinances, on balance, the policies of this Coastal Land Use Element shall take precedence.

Policy 1-4

Prior to the issuance of any development permit required by this Plan, the City shall make the finding that the development meets the standards set forth in all applicable Land Use Plan policies.

Policy 1-5

The textual discussion is intended as elaboration of and justification for the Plan policies and map designations. Therefore, the text shall be considered a part of the Land Use Plan, serving as the findings justifying the specified policies and Land Use Maps. Appendices A and B are hereby incorporated into the Plan.

2. COASTAL ACCESS AND RECREATION

2.1 Coastal Act Policies

The public's right of access to all beach areas below the ordinary high water mark (mean high tide line) is guaranteed by the California Constitution. The Legislature, in passing the Coastal Act, did not alter these basic public rights but did establish a policy framework for achieving the goal of providing maximum opportunities for public use and enjoyment of the coast. Coastal Act policies which address the issues of access include the following:

Access

30210 In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with the public safety needs and the need to

protect public rights, rights of private property owners, and natural resource areas from overuse.

- 30211 Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.
- 30212 Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height, or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity for which the Commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the Commission determines that such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 - 66478.14 inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

Recreation

The following sections provide the policy framework for analysis of recreational and visitor-serving needs and requirements in Half Moon Bay. They cover public recreation, visitor-serving commercial recreation, land use priorities, the location of support facilities, and provision for local recreation needs:

- 30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate the impacts - social and otherwise - of overcrowding or over use by the public of any single area.
- 30213 Lower cost visitor and recreational facilities and housing opportunities for persons and families of low to moderate income, as defined by Section 50093 of the Health and Safety Code, shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred. New housing in the Coastal Zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.
- 30220 Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.
- 30221 Ocean front land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.
- 30222 The use of private lands suitable for visitor-serving commercial recreational facilities shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.
- 30252.6 The locations and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the

development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

2.2 Planning Issues

The City of Half Moon Bay contains 6.2 miles of shoreline and associated upland area, of which 4.5 miles (73%) are in public ownership. From the northernmost beach at Pillar Point, East Breakwater, the beach is continuous for 5.2 miles until just south of Redondo Beach Road, with stretches of beach further south in front of Half Moon Bay Country Club, at Miramontes Point, and at Canada Cove. The bluffs overlooking the shoreline range from about 2 feet in height to about 80 feet, with higher bluffs to the south. Bluff retreat and erosion is occurring, to varying degrees, along the entire length of the shoreline, with higher rates of retreat in the north associated with the Pillar Point Harbor breakwater. Natural erosion is accelerated by human, equestrian, vehicular, and agricultural use. Five creeks or drainage courses empty into the ocean, the mouths of which have been degraded by runoff and human intrusion.

With the exception of Mirada Road, Half Moon Bay Country Club, and south of Arroyo Canada Verde, most of the bluffs and near-shoreline uplands are in public ownership. Public ownership generally extends a minimum of 400 feet inland from the mean high tide line.

The area supports a range of recreational uses, including sunbathing, swimming, walking and jogging, breakwater fishing, clamming, horseback riding, camping, off-road vehicles, golf, and viewing. Due to its close proximity to major San Francisco Bay Area urban centers and its attractive setting, Half Moon Bay beaches receive moderately high use. Use is expected to increase gradually in the future in accordance with the increasing demand for recreation near urban areas.

Insufficient Vehicular Access from Highway 1

Inadequately improved and signed access routes to the shoreline from Highway 1 are a constraint on conflict-free access to the

Detailed information and analysis on which the following discussion is based can be found in the background Study Papers on Coastal Access and Visitor-Serving Facilities.

shoreline, especially the Half Moon Bay State Beach, during periods of peak recreational use. Most of the roads to the shoreline are either unimproved or are not designed for heavy vehicular traffic and do not afford easy or optimally located access. Lack of adequate access routes limits traffic flow and confuses drivers, resulting in unnecessary congestion and use of residential streets for access to the beach.

Lack of adequate signage and intersection controls for beach-bound traffic are both noticeable. The result is frequent use of residential streets for access to the beach and slow traffic along Highway 1 as drivers look for routes.

The lack of traffic controls along Highway 1 makes it extremely difficult for northbound vehicles to turn onto access roads to the beach or to get back onto the highway going north. In addition to accident hazards, this problem aggravates traffic congestion on days of peak use.

Solutions must encompass visitor and local traffic conflicts, reduction of visitor traffic through and parking in residential areas, interference with agricultural operations, environmental degradation and provision of adequate support for visitor use.

Relatively modest levels of investment in signage and traffic modifications (left turn pockets, signals) and more costly improvements to unimproved roads offer the opportunity for substantial gains in visitor access and reduction in conflicts with residents. A great advantage is presented by the existence of numerous public rights-of-way to the shoreline, both improved and unimproved. Opportunities are also presented to derive local economic benefits from visitors to the City if circulation is properly handled.

Existing conflicts resulting from residential development adjacent to and fronting on major access routes must be minimized and avoided in the future, both to protect the right of access to the beach and to ensure desirable residential communities. This objective requires that primary access routes to parking facilities serving beach recreation be located so as to minimize conflicts with existing neighborhoods and that new residential developments not front on or require use of such access routes for local traffic circulation. Relocation of some existing, unimproved public rights-of-way and access routes and requirements for buffers and alternative property access for new developments can achieve compliance with Coastal Act policies at relatively little expense.

Need for Pedestrian Accessways to Beaches

(a) Vertical Access

No access improvements exist outside the State Beach area and visitors have created trails to the beach along much of the shoreline. Environmental damage results from lack of designated, improved access routes descending steep bluffs, over dunes, and near the mouths of creeks. Easiest vertical access is in the relatively flat Half Moon Bay State Beach area. This is where use is highest and the most concentrated access improvements should occur. The publicly owned County Acquisition area contains high erodible bluffs and more limited opportunities for improvements. Some vertical improvements will be required to protect bluff faces and eliminate hazardous trails, but high intensity use should be discouraged.

In the few remaining near-shoreline areas in private ownership, provision for access to the beach in accordance with appropriate levels of use and protection of sensitive habitats is needed in connection with any new development.

Two kinds of vertical access improvements are required to enhance access for visitors and residents to the shoreline and to avoid conflict between visitor use and residential neighborhoods. The first kind of access improvement is required to provide for both vehicular and pedestrian access from Highway 1 to the shoreline, where Highway 1 is the first public road parallel to and inland of the shoreline. This type of access is intended to be provided by public streets located and strictly limited in order to ensure adequate circulation and parking facilities for visitors and to minimize conflicts between visitor traffic and residential neighborhoods. The second kind of access is required to provide for near-shoreline pedestrian access from streets other than Highway 1 which are now the first public roads and from future streets which will become the first public roads near the shoreline. In this case, it is not desirable to make provision for or encourage vehicular access to the shoreline from Highway 1, but rather to concentrate such vehicular access where parking facilities are to be provided.

(b) Lack of City Resources to Construct or Maintain Accessways

Due to lack of adequate financial resources to construct or maintain public accessways to the shoreline for the benefit of coastal visitors, the City does not intend to become the owner or otherwise accept responsibility for accessways, their construction or maintenance. The City intends to require offers of dedication and/or construction of accessways by those engaging in private development near the shoreline so that such dedications may be accepted by the County, a State agency, or a private entity suitably funded and organized to construct, manage, and maintain

such accessways. Due to the fact that most accessways connect to recreational beach areas owned by the County or State Department of Parks and Recreation, these are considered the appropriate public agencies to accept responsibility for accessway maintenance.

Parking Capacity and Recreational Area Use

Parking is the issue of primary concern with respect to adequacy of access to and capacity for use of public recreational facilities. Lack of adequate parking facilities is the major limiting constraint on shoreline access and use of the beach in the City. Inadequacies of supply, location, and distribution conflict with residential and agricultural uses and inadequacy of improvements must be addressed to achieve Coastal Act policies with respect to coastal access and recreation.

Available parking facilities do not meet expected levels of demand for access associated with recreational use of the Half Moon Bay shoreline based on reasonable design capacity standards. Almost half of the weekends in the year produce sufficient attendance to exceed the capacity of formal parking facilities. Deficits in formal parking are made up by informal parking throughout the City, especially on neighborhood streets near the State Beach and on open fields in the southern part of the City. Although it is not appropriate to plan for the maximum peak demand, average peak use requires additional formal, improved parking to enhance access and recreational use and to reduce conflicts with residential areas.

Opportunities exist to correct major inadequacies through relocation, restructuring, and improvement of existing parking facilities. These opportunities are heightened by the availability of publicly owned land, lack of residential development near the beach, and potential for improving existing parking areas so that they can be used more efficiently. However, the scale of parking must be related to appropriate levels of recreational use along the shoreline and potential conflicts with existing residential neighborhoods. New, improved, and expanded facilities are proposed to be distributed along the entire shoreline in accordance with desirable levels of recreational area use.

Future increases in demand for coastal recreation can be easily accommodated in the existing State and County beach areas, with proposed parking facility and other support facility improvements. No significant increase in publicly owned ocean front land is required, except for the provision of accessways. For adequate maintenance and response to projected recreational demand, the State Beach should be expanded to include the County Acquisition area with modest acquisition of some private property west of Railroad Avenue and at Miramar Beach to provide an adequate buffer between residential and recreational uses. Additional demand for campsites should be met chiefly in the public recreation area.

Most of the other needed improvements to enhance recreational use and capacity without harm to habitat areas will involve access and lateral trail improvements.

Lack of Adequate Public Recreation Improvements, Facilities, and Maintenance

The State Parks Plan and prior studies indicate the need for additional facilities for walk-in and recreational vehicle campsites. An issue is raised by the demand for RV campsites. Satisfaction of total demand in areas west of Highway 1 would conflict with existing residential development and agriculture; however, there are opportunities for additional sites of modest size; two are proposed in the Plan. Other sites may be possible in the hills east of Highway 1, chiefly in the unincorporated area.

Visitor-Serving Facilities and Commercial Recreation

Significant new visitor-serving facilities will not be required, given the planned addition of hotel accommodations and normal additions in food services capacity. Little visitor use in Half Moon Bay involves requirements for overnight accommodations. Therefore, only limited facilities for campsites, other than for day use, are required. Additional demand for overnight tent camping should be met in the established regional recreation area, while additional recreational vehicle campsites should be located both on private property and in the public recreation area where there is no conflict with existing residential development. Opportunities exist to supplement visitor-serving facilities, while serving local needs and enhancing the local economy, through continued revitalization of the Main Street core and limited development in a few distinct areas. Priority is given to reinforcement of the community core in new visitor-serving commercial development.

Demand for commercial recreation in the form of equestrian facilities and golf exceeds supply. Additional encouragement of horseback riding near the area of greatest regional recreation use would be inappropriate, given the current environmental problems posed by horses and the conflict with pedestrian beachgoers. More desirable opportunities exist in the hills, in connection with the County trail system, and in the southern part of the City on the coastal terrace, if set back from the coastal bluffs. Since there are no substantial requirements for land for coastal recreation outside existing public areas, additional demand for golf may, in part, be provided for on the coastal terrace.

Protection of Environmentally Sensitive Habitat Areas

Some existing paths to the beach down steep bluffs involve safety hazards. In addition, their current use has destroyed stabilizing vegetation, increased bluff erosion, and disrupted riparian habitats. Most of the conflicts occur in the southern half of Half Moon Bay where access to the beach and along the bluff tops by people, horses, and motor vehicles is uncontrolled. However, problems are also occurring in other areas; along and at the mouth of Frenchman's Creek, at the mouth of Pilarcitos Creek, in Arroyo Canada Verde, and at Dunes Beach, where access is across the dunes. Re-siting of accessways, accessway improvements, the location of high-intensity use and support facilities away from sensitive areas and improved signage will all be needed to protect habitat values.

Local Recreation Needs

The City has an ambitious program for new park and recreation facility development to serve mid-coast residents. Existing parks are chiefly for passive recreation, with school playgrounds and the Smith Fields baseball diamonds currently serving active recreation demand. In addition, the beach provides a wide range of recreational opportunities which supplement local facilities. The primary unmet need is for additional active recreation, including playfields, a swimming pool, tennis courts, and a general-purpose community center. From 20-30 acres of additional recreational development is required to meet these needs, not including replacement of the Smith Fields (currently rented). Future population growth will call for additional facilities of similar type.

The City has proposed to meet the existing unmet needs through the development of a comprehensive community center/recreation facility. The first phase of development would require at least 15 acres with ultimate expansion of 15 acres. The proposed site is near the Johnson House outside the City on land in City ownership. The Plan also proposes reservation of two additional sites to meet future local park and recreational needs. One would be included within the Wavecrest Planned Development District, primarily for passive recreation.

A second site is reserved to serve the long-term needs of the City and that portion of the population living north of downtown, just south of Frenchman's Creek and east of Highway 1. The second site would both constitute a local park adjacent to the protected creek corridor and provide active recreation facilities. The need for additional neighborhood facilities to accommodate future population growth can and should be provided as a part of new planned developments where new park and recreation facilities are desired. Where such facilities are not desired, in lieu fees will be levied

under the City's Park Dedication Ordinance to ensure the City's ability to accommodate such needs at appropriate locations.

2.3 POLICIES

Policies and recommendations are intended to provide the framework for implementation of the Coastal Act goal of providing maximum opportunities for access and recreation. The policies are intended to establish guidelines regarding: (1) dedication of appropriate access easements in private development, and (2) appropriate kinds, locations, and intensities of recreational development by public agencies and private developers. In addition, new accessways and recreational development must meet all other applicable standards and policies included in this Plan. Policies of particular importance are those related to Habitat Protection (Section 3) and Hazards (Section 4).

General Policies (2-1 through 2-11) are followed by a set of specific policies and recommendations designed to increase opportunities for access and recreation. Existing and proposed access areas are depicted on the Access Improvements Map and the Land Use Plan Map.

2.3.1 General Policies

Policy 2-1:

The State Department of Parks and Recreation, other State agencies, the County of San Mateo, or any private agency organized for the purpose of accepting dedications for public use, shall be designated to accept offers of dedication required by this Plan to increase opportunities for public access and recreational use of the Regional Public Recreation Area designated on the Land Use Plan Map. Any offers of dedication or easement required by this Plan shall be reserved until accepted by one of the above listed entities. Such reservation shall be held by the City until accepted by one of the above listed agencies.

Policy 2-2:

For all new development along the Shoreline Trail alignment shown on the Access Improvements Map, granting of lateral easements to allow for continuous public access along the shoreline shall be mandatory unless publicly owned blufftop land suitable for trail development intervenes between the development and the bluff edge. All beach seaward of the base of the bluff shall be dedicated. At a minimum, the dedicated easement shall have a width sufficient to allow an adequate trail and to protect the privacy of any residential structures built near the accessway.

Lateral trails along the bluff edge shall be set back at least 10 feet and native vegetation shall be established between the trail and the edge to stabilize the bluff top.

Policy 2-3

The State Department of Parks and Recreation shall be encouraged to assume responsibility for the County Acquisition area and implement LCP mandated access and recreation improvements.

Policy 2-4

Any public agency holding beach lands may review all accessway plans on property abutting the State Beach and County Acquisition area to ensure they are consistent with the adopted State Park General Plan or Land Use Plan in other areas.

Policy 2-5

No structure shall be built within 15 feet of an accessway or the boundary of public shoreline recreation area ownership. A greater distance may be required to minimize adverse visual impacts, to protect residential privacy, or to protect public access.

Policy 2-6

All vertical and lateral public accessways shall have clearly posted signs specifying the public's right to use these areas; signs shall also contain any limitations on the public's right of access and specific uses.

Policy 2-7

In a zone extending approximately 200 feet inland from the mean high tide line, priority shall be given to coastal-dependent and related recreational activities and support facilities. However, camping facilities should be set back 100 feet from the beach and bluffs and near-shore areas reserved for day use activities.

In no case shall recreational improvements, other than accessways, lifeguard facilities, trash containers, and informational signs be located directly on the dry, sandy beach.

Policy 2-8

Recreational uses on ocean front lands that do not require extensive alteration of natural environment shall have priority over recreational uses requiring substantial alterations. This shall apply to both public and private development.

Off-road vehicle use shall be prohibited in regional recreational areas, as designated on the Land Use Plan Map.

Policy 2-9

Development unrelated to on-site recreational activities shall not be permitted in publicly owned recreational areas, with the exception of the State Park administrative and maintenance operations located at Half Moon Bay State Beach.

Policy 2-10

In implementing all proposals made in this Plan for expanding opportunities for coastal access and recreation, the State of California, the County of San Mateo, or any private entity organized for acquisition of public dedication are expected to make all purchases. The City's role shall be to require dedications as provided in this Plan in order to reduce required purchases, and to retain any offers of dedication or easements required by this Plan as open for acceptance by the above listed entities.

Policy 2-11

Encourage Caltrans to improve signs along Highway 1 designating specific access routes as provided for in the Plan. Signs shall also be posted at entrances to the City, informing the public about the recreational resources available in Half Moon Bay, and routes to reach these areas.

2.3.2 Area Specific Policies

The following policies and specific recommendations are incorporated into the Plan for planning areas in the City of Half Moon Bay. Specific policies and recommendations in this section are intended to supplement and interpret the General Policies 2-1 through 2-11.

Pillar Point Harbor

Policy 2-12

Encourage and, to the extent permitted by law, require improvements to be made by the San Mateo County Harbor District to the Pillar Point Harbor facility to increase access and recreational opportunities.

- (a) Resurface, grade, and improve drainage at the existing southerly parking lot and its access road from Highway 1.

- (b) Prevent fencing blocking lateral access in cooperation with provision of trail on adjacent property to the south and west. (There is no fence blocking access).
- (c) Encourage the surfacing of the east breakwater to encourage and support its use for fishing. (This is precluded by Corps of Engineer Policy).
- (d) Maintain and upgrade the Harbor District east parking area as an RV park. Provide hookups and trash collection.

Miramar Beach

Policy 2-13:

Close the northern end of Mirada Road where it intersects with Highway 1 to eliminate blufftop parking and resulting blufftop erosion. The trail as shown on the Access Improvements Map shall not be prohibited and if parking is provided to the adjacent unincorporated area an improved public pedestrian access (ramp or stairs to the beach) would be appropriate.

Policy 2-14:

As a condition of development on the Miramar Beach Development Company property, require the developer to provide:

- (a) A vertical easement and stairway to replace dirt trails down to the beach, to be dedicated to the State.
- (b) A lateral easement and pedestrian trail linking Mirada Road with San Andreas Avenue on the ocean side of any development, to be dedicated to the State.
- (c) Adequate landscaping to screen the accessways from development and setbacks from the trails equal to or greater than those permitted for equivalent density development in the Zoning Ordinance.

Half Moon Bay State Beach and County Acquisition Area

Policy 2-15:

Designate, sign, and improve, as primary Beach Access Routes to the State Beach the following streets as shown on the Land Use Plan Map: Young, Venice, and Kelly.

- (a) Provide for left-turn lanes at each primary access route, with signs on Highway 1 indicating beach access.
- (b) Encourage Samtrans to provide peak weekend transit service to the beach on Kelly and Venice and reserve the possibility of eventual connections with remote parking sites.

Policy 2-16:

Designate, sign, and improve western extension of Higgins Canyon Road, Miramontes Point Road, Redondo Beach Road, one additional beach access route as may be called for in the Conservancy Plan, and a new State Park entrance north of Venice Beach Road, as beach access routes.

Policy 2-17:

Provide improved State parking facilities for at least 1,000 automobiles generally in accordance with the allocation provided on the Access Improvements Map with most parking located at the end of the primary Beach Access Routes.

- (a) No parking facility designed for more than 200 vehicles.
- (b) No parking facility south of Kelly designed for more than 50 cars, located at least 50 feet back from the bluff edge.
- (c) Parking lots to be located on public property accessible directly from primary and secondary access routes, located at least 100 feet from lots zoned for residences and suitably screened by berms, landscaping, or lowered elevation.
- (d) Parking surfaces to be designed to ensure that water runoff does not exceed that which exists prior to the improvement.

Policy 2-18:

Within the boundaries of the State Beach and County Acquisition areas, locate all parking lots, structures, and water and toilet facilities at least 100 feet from the center line of any drainage course terminating at the beach.

Policy 2-19:

Retain the 51 RV campsites at Frances Beach and provide additional 80 RV campsites, 40 walk-in campsites, and 3 additional restrooms; locate all new improvements at least 100 feet from Pilarcitos Creek and privately held lands within the City to the east.

Policy 2-20:

Locate parking facilities so that beach access is not across dunes, where possible, and use wooden walkways where access across the dunes is required from new parking facilities; post signs to discourage random passage to the beach.

Policy 2-21:

The State and the County of San Mateo should construct new paths or stairs down to the beach from the end of the westerly extension of Higgins Canyon Road as designated in Policy 2-16. In conjunction with adjacent new development, encourage the construction of paths or stairs to the beach as shown on the Access Improvements Map.

Policy 2-22:

Provide an improved bluff edge trail designed to improve coastal access and avoid increase in bluff edge runoff from Kelly to Miramontes Point Road as shown on the Access Improvement Map or as determined by the Wavecrest Conservancy Project for the area between Seymour and Redondo Beach Road. Connect the lateral trail to the beach with vertical trails at the end of Kelly, midway between Kelly and Seymour, at the end of Seymour, midway between Seymour and Redondo Beach Road as determined by the Wavecrest Conservancy Project, near the end of Redondo Beach Road, and at the end of Miramontes Point Road.

Policy 2-23:

Provide a new recreational vehicle campground for not more than 100 vehicles within the Wavecrest Project Area to be screened by trees to the greatest extent possible.

Policy 2-24:

Use landscaping and signs to separate horse and pedestrian trails. Restrict horseback riding to trails and areas as shown on the Access Improvements Map.

Policy 2-25:

Extend the State Beach in accordance with the finally approved Conservancy Plan.

Miramontes Point/Manhattan Beach

Policy 2-26:

Designate and sign Miramontes Point Road as a secondary Beach Access Route to the beach, hotel, and vista point.

Policy 2-27:

Implement the approved plan for Miramontes Point Road, the new improved parking lot, and the vista point on Miramontes Point, as indicated in the Land Use Plan, continuing on to connect with the Country Club Hotel. Provide for return of the continuous lateral shoreline trail to Highway 1 along Miramontes Point Road to discourage travel through County land south of city limits of Half Moon Bay.

Policy 2-28:

Encourage public ownership or easements between the bluff edge and the Miramontes Point Road extension to the extent necessary to assure lateral coastal access, protection of the bluffs, siting of the new parking and vista area, and construction of the extension of Miramontes Point Road.

2.3.3 Policies for Visitor-Serving Commercial Development

Policy 2-29:

Generally locate new visitor-serving commercial development facilities that provide lodging, food, and automobile services within the downtown commercial core, within and near Ocean Colony/Half Moon Bay Golf Links, at Pillar Point Harbor (near Dunes Beach), and in the Wavecrest area as designated in the Wavecrest Conservancy Project.

Policy 2-30:

Allow for the location of new non-coastal-dependent visitor accommodations such as resort hotels, in areas environmentally suitable for these forms of activities if consistent with land use designations and the LUP Map.

2.3.4 Policies for Commercial Recreation

Policy 2-31:

Locate new or expanded commercial recreation facilities in areas already established for such uses, with priority to locations in the commercial core of the City, except where use characteristics are incompatible with densely developed commercial areas (e.g. stables and golf courses). Commercial facilities which are strongly connected with and support recreational uses (such as a fishing supply store at Pillar Point Harbor) shall be encouraged to locate in close proximity to the recreational activity.

Policy 2-32:

Locate new equestrian facilities near proposed County trail systems in upland areas east of Highway 1 or on sites where the coastal terrace is broad enough to accommodate such use without conflicts with public recreation. Limit equestrian use and facilities west of Highway 1 to the level now generally available and encourage relocation to upland areas.

2.3.5 Policies for Local Recreation

Policy 2-34:

Designate land to be reserved for future satisfaction of residents' needs for additional passive and active recreational facilities as indicated on the Half Moon Bay Land Use Plan and Map and begin implementation of the program playfield/community center concept to meet existing needs. Develop the proposed recreational center in phases, with at least 15 acres needed for Phase 1 and a balance for Phase 2.

Policy 2-35:

Continue the existing policy of requiring land dedications or in-lieu fee contributions to assure adequacy of recreation and park facilities to meet the demand generated by new developments. Modify the existing Dedication Ordinance to assure that contributed fees are equivalent in value to lands which would otherwise be required by basing the fees on the equivalent fair market value of the land which would otherwise be dedicated.

Development on agriculturally used lands shall result in assessment of fees only on that portion of land developed for non-agricultural purposes. Fees on the remaining portion of agriculturally used land shall be assessed at the time the remaining lands are converted to non-agricultural uses.

CHAPTER 3: ENVIRONMENTALLY SENSITIVE HABITAT AREAS: MARINE AND WATER RESOURCES

This component of the Plan is a direct utilization of the San Mateo County Certified Sensitive Habitats component. It has been altered slightly to reflect an accurate interpretation of the circumstances that exist in Half Moon Bay.

3.1 Coastal Act Policies

Section 30240 (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section 30230 Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233

- (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

1. New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 2. Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 3. In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland areas used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25% of the total wetland area to be restored.
 4. In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.
 5. Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
 6. Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
 7. Restoration purposes.
 8. Nature study, aquaculture, or similar resource-dependent activities.
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.
- (c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to,

the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California," shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

Section 30235 Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30236 Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitats.

Definition of Terms Used In Coastal Act Policies

Section 30107.5 "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Section 30116 "Sensitive coastal resource areas" mean those identifiable and geographically bounded land and water areas within the Coastal Zone of vital interest and sensitivity.

Section 30121 "Wetland" means lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

3.2 Existing Regulations

Federal

Several major regulatory agencies have authority over development. At the Federal level, the Corps of Engineers regulates all navigable waterways and ocean access maritime uses. Under the Rivers and Harbors Act, a permit must be obtained from the Corps for construction of any structures including breakwaters and groins. The Corps is also responsible for regulation of dredging and the disposal of dredged material in coastal waters or beaches under Section 404 of the Water Pollution Control Act. By the same authority, the Environmental Protection Agency monitors and regulates the quality of effluent from secondary treatment facilities.

State

At the State level, the Department of Fish and Game maintains surveillance of waste water discharges, oil drilling, utilization of fishery resources, and the harvesting of invertebrates and aquatic plants as well as permit authority over in-stream uses. Any use of land or water up to the mean high tide line which is publicly owned must be permitted by the State Lands Commission. A permit is required from the Regional Water Quality Control Board for dredging, dumping, or any other activity which might adversely affect water quality.

City

City ordinances (zoning) regulate development in the most sensitive habitat areas through the establishment of "Greenbelt areas." Further, the City's implementation of the California Environmental Quality Act (CEQA) provides a means of mitigation of impacts on riparian and on sensitive areas.

3.3 General Background and Issues

Human disruption of sensitive habitats has resulted from a large number of activities resulting in interference of natural processes and/or elimination of habitat. The close proximity of the City to a major urban area has created many potential resource management problems and a corresponding need for managing and protecting these resources.

The State of California, through its Parks and Recreation Department, and the City of Half Moon Bay, through its plans and ordinances, provide protection for environmentally sensitive areas that partially meet the requirements of the Coastal Act.

However, stronger policies are needed to: (1) ensure effective administration and more focused protection by specifying permitted uses and performance criteria for different types of habitats, (2) restore damaged sensitive habitats, and (3) balance Coastal Act requirements for protection of fragile resources with requirements for the provision of shoreline access while keeping in mind that the protection of environmentally sensitive habitats has highest priority.

Since most sensitive habitats in Half Moon Bay are related to streams and the coastal bluff and foredune area, problems associated with maintenance and restoration are closely linked with hazard and water resource issues. Existing public ownerships and General Plan policies offer major opportunities for protection of habitats, along with the accomplishment of other objectives.

RIPARIAN HABITATS

Background Information

Definitions

Riparian Area

The Local Coastal Plan defines "riparian area" as any area of land bordering a stream or lake, including its banks. It includes land at least up to the highest point (in cross section) of an obvious channel or enclosure of a body of water. Such areas extend to the outer edge of appropriate indicator plant species (see Riparian Vegetation).

Although water rights law considers riparian rights only on natural watercourses, the definition included here extends riparian area to all bodies of water, intermittent or perennial, man-made or natural. Vernal pools or vernal wet areas are excluded except when accompanied by riparian vegetation.

Riparian Vegetation

Riparian vegetation requires or tolerates soil moisture levels in excess of that available in adjacent terrestrial areas, and is typically associated with the banks, edges, or terrestrial limits of freshwater bodies, watercourses, and surface emergent aquifers. Riparian vegetation can be distinguished from adjacent upland vegetation as it forms a visually distinct and structurally separate linear plant assemblage along the shoreline of waterways. Vegetation shall be considered to be riparian if at least 50% of the cover in an area is made up of riparian species.

The following are species commonly found in San Mateo County riparian areas: (1) California cordgrass, (2) Red alder, (3) Jaumea, (4) Pickleweed, (5) Big leaf maple, (6) Narrowleaf cattail, (7) Arroyo willow, (8) Broadleaf cattail, (9) Horsetail, (10) Creek dogwood, (11) Black cottonwood, and (12) Box elder.

Importance of Riparian Habitats

Riparian areas and streams are important for a number of reasons:

- (a) Streams make an important contribution to beach nourishment through conveyance of sand.
- (b) Nutrients derived from the watershed are transported to marshes and estuaries through riparian corridors.
- (c) The freshwater delivered by watercourses is an essential component of brackish water environments, such as marshes and estuaries.
- (d) Many plant and resident and migratory animal species are associated with riparian areas. Cover provided for resident wildlife while watering is an important protective feature.
- (e) Nearly all native tree vegetation in low lying areas occurs in riparian habitats. Their presence provides diversity in the landscape.

Estimate of Future Conditions

The future condition of coastside riparian areas depends largely on the development and land use activities which are to be permitted there. Maintenance of the valuable ecological functions performed by riparian areas depends heavily on regulation of land use within the immediate environment as well as control of land use in the larger watershed.

Existing Regulations

State

The California Division of Water Rights maintains lead authority for stream diversion activity where a permit for unappropriated water is required. In these cases, the Division requires the State Department of Fish and Game to evaluate effects on the fish and wildlife.

City

The City Zoning Ordinances provide certain limited safeguards through the "Greenbelt" designation and implementation of mitigating measures set forth with required California Environmental Quality Act (CEQA) reports on specific projects.

Development and Land Use Impacts

Development and land use activities such as agriculture, bridge and road construction, dams and diversions, sanitary landfill, and unrestricted public access have had adverse impacts on riparian corridors and the adjacent upland.

Soil erosion has caused some siltation in the lower reaches of streams. Heavy siltation of the stream bed can clog the natural flow of water from the surface into groundwater reserves. Increased sediment also results in higher flows and increased flood hazards and damage to spawning areas.

Unrestricted public access has resulted in heavy trampling of riparian corridors. Protection of riparian habitats requires regulation of land use within stream corridors as well as control of land use in adjacent areas. The City needs to protect the riparian habitats of all perennial and intermittent streams. In addition, the City needs to establish buffer zones to protect stream habitats from the possible adverse impacts of adjoining land uses.

Water Impoundments

The withdrawal of water from stream courses for agricultural use has created a heavy drain on stream flow, particularly in summer months. Restricted stream flow may inhibit fish migration, lower water quality, reduce the amount of sand carried to beaches, and impact riparian vegetation. The City can require that water diverters bypass at least the minimum volume of water recommended by the Department of Fish and Game, and encourage wintertime diversions to the greatest extent possible. Dams, diversions, and impoundments for agricultural water supply may inhibit or prevent upstream migration of anadromous fish. The City can prohibit the erection of structures which prevent the upstream migration of anadromous fish unless measures are taken to allow fish to bypass the obstacles.

Adequacy of Existing Regulations

Although existing City regulations clearly state the desire to protect riparian habitats, they fail to prescribe appropriate

permitted uses in such areas, and they fail to specify detailed performance standards to ensure resource protection. More effective management policies for these areas are needed to meet the requirements of the Coastal Act.

SAND DUNES

Background Information

Existing Conditions

Dunes are structurally fragile environments which provide permanent or temporary habitats for a wide variety of animals. The plant species of dunes are well adapted to the shifting sands of dune formations. Foredunes, exposed to the full force of the wind, have the least vegetation, while the less exposed back dunes offer a more stable environment for vegetation. For the purposes of this discussion, "active" dune refers to any unstabilized dune.

Estimation of Future Conditions

Dune formations may return to natural equilibrium quickly once physical stress is removed or prevented. Thus, the benefits of protection from human disturbance can be immediate. If not protected, these fragile systems may sustain further damage. It should be noted that the State of California, Department of Parks and Recreation, currently has authority and control over all sand dune areas within the City of Half Moon Bay.

SEA CLIFFS

Background Information

Existing Conditions

Sea cliff faces provide special habitats for nesting birds such as the common murre, the snowy plover, and the pigeon guillemant, as well as burrowing animals. Vegetation along the face of these areas is limited to hardy grasses, certain succulents, and other adapted herbs and shrubs that can withstand constant wind, ocean salt spray, and steep slopes. Vegetation reinforces slope stability; root systems bind the face and help protect it from the erosive force of waves, wind, and rain.

The vegetation which occurs on the face of cliffs serves as a stabilizer. When it is removed or when surface materials are excavated along the face or on the beach protecting the face, slope stability is reduced. Slides may also be caused by adding weight to the crown or cutting across the slide in the upland area. The deposit of large quantities of material, such as might accompany

highway construction, can add enough weight to initiate movement. Water is an additional important source of weight; cliff erosion can be accelerated by runoff from irrigated fields or other sources.

Future Conditions

Restoration of an eroded sea cliff is virtually impossible, but stabilization is usually practicable. One means of stabilization is to enhance vegetation on the bluff face by direct or terraced planting. Protection of the toe of the bluff above a cliff through various controls or excavation may also prove effective. Shoreline protective works (e.g. breakwaters, groins, etc.) that disrupt sand transport systems and result in further erosion of cliffs and bluffs should be prohibited.

Issues

Development and associated activities, such as construction, foot traffic, and irrigation, can create or contribute significantly to erosion and geological instability in bluff and cliff habitats.

These areas can be protected from disturbance or destabilizing influences so as to protect the unusual habitat they provide. Alteration of cliff and bluff faces or removal of vegetation can be avoided. Road and underground utility construction can be avoided.

RARE AND ENDANGERED SPECIES

Background

There have been no rare and endangered species specifically located or identified within Half Moon Bay, however the following discussion is important and valuable in the event of future finds:

The terms "rare," "endangered," and "threatened," concern animals and plants which are to some degree restricted in numbers, size of population, degree of distribution, limited breeding ability, or other factors of importance to the scientific or general community and have to do with the potential continued existence of the organism concerned. The terms are variously used by Federal and State statutes. Federal and State documents list and describe the rare, endangered, and threatened animals and plants within California. All of the plants and some of the animals listed as such in this report have only been proposed for some status at either the State or Federal level.

Department of Fish and Game criteria are used to determine endangered status for animals. Endangered status is given when: (1) the mortality rate consistently exceeds the birth rate, (2) the

animal is incapable of adapting to environmental change, (3) the habitat is threatened by destruction or serious disturbance, and (4) survival is threatened by the unwanted introduction of other species through predation, competition, or disease.

The definition for endangered plants is that used by the California Native Plant Society (CNPS): "A plant actively threatened with extinction and unlikely to survive unless some protective measures are taken."

Rare status applies when: (1) the animal is confined to a relatively small and specialized habitat and is incapable of adapting to different environmental conditions, (2) although found outside California, the animal is nowhere abundant, and (3) the animal is so limited that any appreciable reduction in range, numbers, or habitat would cause it to become endangered.

Precise locations are not always possible because of the dynamic fluctuations of the populations. No attempt is made to locate with absolute precision the exact extent of any rare species. This is done to protect the species as well as to indicate that any boundary placed on such a distribution may not be the case from year to year or season to season. Any boundary for an organism delineated on a map would tend to place permanently that organism on that site without taking into account the possibility of its moving, increase, or decrease (even temporary or permanent disappearance) on or from any given site.

Existing Conditions (Animals)

Nine listed and proposed endangered, rare, or threatened animals are located in the San Mateo County Coastal Zone. These are: the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), the California least tern (*Sterna albifrons browni*), the California black rail (*Laterallus jamaicensis coturniculus*), the California brown pelican (*Pelecanus occidentalis californicus*), the San Bruno elfin butterfly (*Icaricia icarioides missionensis*¹), the San Francisco tree lupine moth (*Grapholitha edwardsiana*), the Guadalupe fur seal (*Arctocephalus townsendi*), the sea otter (*Enhydra lutris*), and the California brackish water snail (*Tyronia imitator*). There is also a "rare bird alert" for the rose breasted grossbeak (*Pheucticus idouicanus*).

¹ This scientific name is listed in the Federal Register. The authority uses the genus *Plebejus* instead of *Icaricia*.

1. San Francisco Garter Snake (Federal: Endangered; State: Endangered)

This species is currently under study by the California Department of Fish and Game. Too little is known about its ecological restrictions and not all of the habitats have been mapped. The Management Committee for the San Francisco Garter Snake had its first official meeting on April 18, 1979. Mr. Ivan Paulsen of the Department of Fish and Game is the chairperson of the committee. Because so little is known about the snake, it was not possible for the committee immediately to make management recommendations. What is known is that the snake is a "collector's item" because of its attractive coloring and that it moves around reasonably easily in search of new prime habitats. Prime habitats have been considered in the past to be in and around wetland areas with permanent water and where the red-legged frog is present. Recently, the snake has been caught in open grassy areas some distance from riparian or marshy habitats. This emphasizes the need for more study, and it will be the committee's responsibility to develop the additional data.

The known distribution of the San Francisco garter snake is described and mapped in "At The Crossroads", 1978 (pp. 26, 27), the official biennial report of the California Department of Fish and Game. The map in "At The Crossroads" is not very site specific, an intentional action to prevent illegal taking.

2. California Least Tern (Federal: Endangered; State: Endangered)

This endangered bird inhabits salt marsh areas in the Coastal Zone of San Mateo County. The State and Federal agencies involved with endangered species have set up a Recovery Team whose specific function it is to try to remove the bird from the endangered list. Habitats in San Mateo County are relatively minor with respect to the total distribution, the primary habitats being in San Diego County. San Francisco Bay is important also, as is potentially any saltwater marsh.

3. California Black Rail (Federal: Not Listed; State: Rare)

This secretive bird has been seen in the vicinity of Pescadero Marsh. It is uncertain if the bird is nesting in the marsh, but because the sighting was in winter, the likelihood of its nesting at Pescadero is strong. Wintering is apparently mostly in San Francisco Bay marshes.

4. California Brown Pelican (Federal: Endangered; State: Endangered)

This shore bird inhabits the Santa Barbara Channel Islands and ranges into the offshore areas of San Mateo County for food. There apparently is no evidence that this bird nests in San Mateo County. Food stress may be an important factor causing abandonment of breeding nests.

5. San Bruno Elfin Butterfly (Federal: Endangered; State: Not Listed)

This butterfly is officially listed as endangered by the Federal government. The critical habitat has been described. It includes most of San Bruno Mountain which is outside of the Coastal Zone. Final rules were published in the Federal Register June 1, 1976. That portion of the butterfly's distribution within the Coastal Zone was not included as part of the critical habitat. Within the Coastal Zone, a small population occurs on the west slope of Peak Mountain (part of the Montara Mountain massif). The land upon which the butterfly is found within the Zone is potentially to be acquired by the State Department of Parks and Recreation. The larval food plant is a stonecrop (*Sedum spathulifolium*). Although this host plant is common in California, for some reason, possibly climatic, the butterfly's range is restricted to the very northern portion of San Mateo County.

6. San Francisco Tree Lupine Moth (Federal: Proposed Threatened; State: Not Listed)

This moth was proposed for threatened status in 1978 by the Office of Endangered Species. Final rules have not been published. The rediscovery by Professor Powell of the University of California at Berkeley of this moth is the first collection made in some 60 years. The initial rediscovery in San Francisco provided incentive to search further south into San Mateo County (also north into Marin and Sonoma Counties). None was found to the north; however, to the south several localities were discovered in Pacifica, Half Moon Bay, Pigeon Point, and Ano Nuevo, all in San Mateo County. The larval stage is strictly found on the flowering stems of the tree lupine (*Lupinus arboreus*), a shrub native to the immediate coast and distributed from Ventura County to the Oregon border. It appears that the range of the moth is restricted to San Mateo and San Francisco Counties, and tends to be found where there are sizeable populations of the lupine. Therefore, in addition to the above locations, the moth may be found in a number of other places.

Lupine management in order to enhance the habitat for this moth is difficult, at best. Lupines are generally considered

"pioneer" plants, i.e. they tend to come into disturbed sites. This is particularly true with the tree lupine, a short-lived perennial which inhabits sandy sites, most often disturbed, such as road cuts or sand dunes. What is known about the lupine's life history, its specific site requirements, its position in the succession of coastal vegetation, is not yet available.

7. Guadalupe Fur Seal (Federal: Protected; State: Rare)

This depleted marine mammal is apparently making a comeback. As of 1978, the population is estimated to be less than 1,000. Its former distribution was as far north as the Farallone Islands, off the coast of San Francisco. At the present time, an annual count of one Guadalupe fur seal has been noted on Ano Nuevo Island. This single individual is not believed to be a resident, but it could easily become so. It is not certain if that single animal is the same one each year. The problem with Ano Nuevo Island is over-population by elephant seals (see later section). The over-population problem is one which can limit the potential for increase of this rare marine mammal.

8. Sea Otter (Federal: Threatened; State: Not Listed)

In 1911, the sea otter population was considered to be about 1,000 to 2,000 individuals spread from the Aleutians to Baja California in nine separate populations (six in Alaska and one each in British Columbia and Baja California have not survived beyond 1920). It was in 1911 that an international moratorium was enacted. Since then, the population in California has been growing, and a region along the Monterey County Coast was set aside as the California Sea Otter Game Refuge (1941). This refuge was extended in 1959 to include part of San Luis Obispo County. The sea otter is common in Monterey County, but recently the expanding population has been spotted in Santa Cruz County with an occasional individual in San Mateo County.

9. California Brackish Water Snail (Federal: Proposed Threatened; State: Not Listed)

This minute snail, less than 1/4-inch long (5 millimeters long, 2 millimeters across), has been reported from a few estuaries in California, including San Diego, Morro Bay, Elkhorn Slough, and Pescadero. Apparently the habitat which the snail inhabits is becoming rare due to stream channelization and other activities of man altering the water quality. Because the snail presumably inhabits brackish waters, the location in Pescadero Marsh must be near its mouth where occasional tides bring about brackish conditions.

What is of concern, however, is the general water quality in the estuary at certain times of the year. At times of low water flow, the dissolved oxygen has been so low that a significant fish kill has taken place. It is unknown if this reduced dissolved oxygen condition is creating any stress on the snail.

10. Globose Dune Beetle (Federal: Proposed Threatened; State: ?)

This beetle is proposed for the Federal Threatened Species List because of the increased destruction of its habitat, foredune vegetation, by trampling, development, and the introduction of European dune grass. Previously found to be common on dunes from central California to Baja California, its numbers and locations have declined drastically. The preservation of a sandy substrata and a vegetative canopy for this beetle to live and feed in is critical, particularly when this habitat also provides the space for the accumulation of the dead vegetative matter on which it feeds. Dune grass is not eaten by the beetle. In San Mateo County, the Globose dune beetle is known only at Pescadero State Beach.

Existing Conditions (Plants)

Eight proposed or listed rare plants are, or at one time, were located in San Mateo County's Coastal Zone. These are: coast rock cress (*Arabis blepharophylla*), Davy's bush lupine (*Lupinus eximius*), Dolores campion (*Silene verecunda* ssp. *verecunda*), Gairdner's yampah (*Perideridia gairdneri*), Hickman's cinquefoil (*Potentilla hickmanii*), Montara manzanita (*Arctostaphylos montaraensis*), San Francisco wallflower (*Erysimum franciscanum* var. *franciscanum*), and yellow meadow foam (*Limnanthes douglasii* var. *sulphurea*).

In 1968, the California Native Plant Society (CNPS) began an inventory of rare plants of California. In 1971, the Society published the first "official" list of these plants, and it was this list, augmented or amended by local agencies, which became the basis of lists of rare plants in conservation elements of general plans mandated by the State. The State of California, in a contract with the California Natural Areas Coordinating Council and CNPS, authorized the publication of a 1974 list which became the reference document for State rare plants. The Native Plant Protection Act of 1978 (California) mandates a 2-year program to list the State's rare plants, categorizing each as Endangered or Rare according to certain criteria. Status reports on those plants are heard before the Fish and Game Commission before the plant can be officially listed by the State.

The Endangered Species Act of 1973 required the Smithsonian Institution to provide a list of rare plants to Congress with

recommendations for further legislation. Under the auspices of the Department of the Interior, Fish and Wildlife Service, an Office of Endangered Species was organized. Each plant recommended for "Endangered" or "Threatened" status must now be accompanied by an analysis of a "critical habitat" as well as (by 1978 amendment to the Act) a review of the economic impact. As a result of the latter requirement, the some 1,800 proposed rare plants of the United States have been removed from the proposed list and placed in abeyance, each plant awaiting a detailed report. To date, 23 plants have been listed, none from San Mateo County.

The following San Mateo County plants have all been listed by the CNPS, and a number are currently under consideration by both Federal and State agencies.

1. Coast Rock Cress (Federal: Proposed Threatened; State: Not Listed)

Although more common (locally) in other areas not within the County's Coastal Zone, this plant has been found to occur on the western slope near the summit of South Peak (Montara Mountain massif). There have been no recent collections; however, access to the area must be through either the San Francisco Water Department lands to the east or through the McNee Ranch to the west. The best time of the year to observe this herbaceous, deciduous perennial is in February to March, a time of the year when roads are difficult to negotiate. Thus, verification of the existence of the coast rock cress in the Coastal Zone has not been made during field investigations specific to the Local Coastal Plan.

2. Davy's Bush Lupine (Federal: Not Listed; State: Not Listed)

Although this lupine is not listed by either the Smithsonian Institution nor the State, it has been recently placed on the CNPS list. Judging by field information gathered in 1978, this species is in a category of "Threatened," i.e. likely to become "Endangered." It occurs sporadically, mostly above 500 feet elevation on the western slopes of the Montara Mountain massif and nowhere else. It is also felt that this plant should not be relegated as a variety of the tree lupine (*Lupinus arboreus*) because it has a number of distinct characters which make it readily discernible from the tree lupine which includes color of foliage, color of flowers, and habit of growth.

3. Dolores Campion (Federal: Not Listed; State: Not Listed)

This rarely collected campion has presumably been lost in its original habitat in San Francisco. It has been collected in a few spots in the Santa Cruz Mountains, one on the summit of Montara Mountain in 1980. It has been found outside of the

Coastal Zone in San Mateo County only on San Bruno Mountain. Other collections are relatively old in both San Francisco and Santa Cruz Counties, and fairly uncommon. The plant is obviously rare and requires additional investigation.

4. Gairdner's Yampah (Federal: Not Listed; State: Not Listed)

This herbaceous perennial has been found to be less common than its original distribution has indicated. In San Mateo County this species has been collected at Ano Nuevo, but the collection was in 1929. Another collection from Pebble Beach in 1954 indicates its rarity in the County. According to the authority, Professor Lincoln Constance, (personal communication), Gairdner's yampah is doubtfully in existence south of Monterey County, and the only locality where it is known to be growing is Sonoma County. The plant is associated apparently with freshwater marshes which have become rare along the California coast due to development and agricultural practices.

5. Hickman's Cinquefoil (Federal: Proposed Endangered; State: Endangered)

This herbaceous perennial has not been collected in San Mateo County since 1933 when it was found to occur on a "bluff above Moss Beach." There is a possibility that it may be on County lands within the Fitzgerald Marine Reserve north of Pillar Point. County Parks and Recreation staff has been alerted to watch for the plant.

6. Montara Manzanita (Federal: Proposed Threatened; State: Not Listed)

This manzanita is known only from the Montara Mountain massif. It has been found to occur on the north slopes above San Pedro Valley in the County Park, on the northwest slopes in the McNee Ranch, along the ridge south of South Peak and above Pilarcitos Lake on the San Francisco Water Department lands. It is on the northwest slope in the McNee Ranch that this manzanita is found to occur in the Coastal Zone. There are two fairly large-sized populations making up a considerable amount of chaparral of well over 100 acres.

7. San Francisco Wallflower (Federal: Proposed Endangered; State: Not Listed)

The San Francisco wallflower is locally common in San Mateo County, especially on San Bruno Mountain. It also has been found in Pacifica near the coast. Plants have been collected on the San Francisco Water Department lands near Crystal Springs Reservoir and elsewhere. On the western slope of Montara Mountain, apparently above Green Valley Ranch, there

was an old collection which has not been verified. Otherwise, the plant is known also in San Francisco, Marin, and Sonoma Counties. The plant is a short-lived herbaceous perennial or biennial that is deciduous and is dormant from July to November.

8. Yellow Meadow Foam (Federal: Proposed Threatened; State: Not Listed)

This annual plant was last seen in San Mateo County in 1968. The locality was near the road leading up Butano Canyon. The specific site is now a Christmas tree farm. This was the only known site in the County and it is now believed to be totally extirpated from the County. The plant is otherwise known only from Point Reyes and Inverness in Marin County.

Existing Regulations

1. Endangered Species Act of 1973, as Amended

This Federal law specifically protects all animals and plants listed by the Department of the Interior as Endangered or Threatened. The law is specific for any project in which Federal funds are involved. Presumably this covers any direct Federal actions, Federal grant projects, and even Federal Housing Administration funding. Fines are prescribed as are permits for taking, removing, killing, importing, or exporting animals, animal products, or plant materials. Permits are subject to the conditions set by the Office of Endangered Species, Fish and Wildlife Service.

2. Marine Mammal Protection Act of 1972

This Federal law specifically protects all marine mammals including dolphins, whales, seals, sea lions, and otters. It sets limits with respect to territorial waters. It sets or allows for permit procedures, exemptions, fees, penalties, rewards, seizure of cargo, and enforcement procedures. The law proclaims a moratorium on all such animals.

3. National Environmental Policy Act of 1969 (NEPA)

The guidelines set up by the Council on Environmental Quality requires mention of rare species when a project is to be approved by a Federal agency.

4. California Species Preservation Act of 1970

This Act provides for the inventory of threatened fish and wildlife including a biennial report to the Legislature. This report is called "At The Crossroads" and is published on even years. The most recent publication is dated 1978.

5. California Endangered Species Act of 1970

This Act defines rare and endangered wildlife giving authority to the State Fish and Game Commission to deem which animals in California are rare or endangered.

6. California Environmental Quality Act of 1970, as Amended (CEQA)

The legislative intent under Section 21001(c) states that it is a policy of the State to "prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities" This law requires that projects (public and private) must undergo environmental review. Such review includes the discussion of potential impacts on rare animals and plants.

7. Section 384(a), California State Penal Code

This State law makes it unlawful (misdemeanor) to cut, collect, trim, remove, or otherwise deliberately damage any plant in a State or County right-of-way. Permits are available for good reason from the California Department of Transportation.

8. California Native Plant Protection Act of 1978

This law requires the Department of Fish and Game to inventory the endangered or rare plants of California and to publish a biennial report. The Fish and Game Commission shall establish the list and may add or remove plants from it. The law establishes procedures for protecting the plants and their habitats in a number of ways.

Issues (Animals)

Although Federal and State laws are intended to protect rare animals, such protection is often limited in scope. The Federal regulations deal only with animals on Federal lands, where Federal funds are involved, or in interstate commerce.

Within California, the State Department of Fish and Game is in the position to protect rare species of animals. On State lands or other public lands, the State is very effective in protection of the animals and their habitats. On private lands, the State can make recommendations for management of the species. When possible, the Department of Fish and Game may purchase habitats or, through the State Department of Parks and Recreation, can obtain lands by eminent domain.

In San Mateo County, all of the listed rare animal species occur on existing or proposed public lands. Still, significant populations of the San Francisco garter snake and the San Francisco tree lupine moth occur on private lands. This concerns those interested in their protection.

1. San Francisco Garter Snake

This snake is dependent to some degree upon existence of freshwater wetland and riparian habitats which are perennially wet. The construction of irrigation and stockwater ponds and other impoundments creates a habitat in which the snake can thrive. Subsequent maintenance of such ponds and impoundments can significantly alter or even destroy this habitat. Development which would in any way interfere with the continued level of water in ponds and along streams is to be considered detrimental to the snake by reducing its basic habitat. The snake also migrates from one habitat to another. As developments occur on the coastside, it is important that migration corridors are maintained. It is likely, by cutting off migration routes, that isolated populations could not continue to exist.

2. San Francisco Tree Lupine Moth

The State, at present, does not recognize the rarity of invertebrate animals (insects, molluscs, etc.) except through the environmental analysis process. This process identifies the organism as having some sort of rare status (official or not) and leaves the protection in the hands of the decision maker. This moth is only proposed under Federal regulation.

At the present time, not much is known about the interrelationship between the lupine and the moth except that the larval stage feeds on the flowering stems of the lupine. Destruction of lupine populations will reduce the habitat for the moth. The tree lupine occurs on sandy open areas very close to the coast. Any development, either on public or private lands which would tend to eliminate significant populations of the lupine would have a simultaneous deleterious effect upon the moth populations. Each project

involving the tree lupine would have to consider such effects, including a cumulative effect.

3. Sea Otter

The Federal government maintains the sole authority with respect to this animal. Because of the spread of the sea otter, certain issues are evident. These are:

- (a) A shift in the marine ecology may take place. Such a shift is important because of effects upon the shellfish fauna. It is assumed that in prehistoric times, the sea otter was widely distributed and in much greater numbers. A balance in the marine ecology existed then and can be expected to exist again with the potential spread of the sea otter.
- (b) Sports and mariculture shell fisheries could be affected by the spread of the sea otter.

4. Globose Dune Beetle

As the foredune habitat of this beetle diminishes, so it seems will the beetle. Public access must be reduced in order to minimize the impact of foot traffic on this habitat.

5. Other Species

All of the other animals occur in areas which are either in State ownership or proposed State ownership. All developments on such lands must be analyzed on a case-by-case basis to determine any potential impacts on those animals.

Issues (Plants)

Because only one plant (Davy's lupine) is known to occur only (or mostly so) on private lands, there is essentially a very reduced concern in the Coastal Zone with respect to plants. Still there are areas of concern for which issues exist even though they are remote.

1. Extirpated Plants or Extremely Rare Plants

The Hickman's cinquefoil, Gairdner's yampah, Dolores campion, and yellow meadow foam have not been seen recently anywhere in San Mateo County. All had at one time or another been found. Their former localities are known, and search will continue for them. Should any be found, every effort should be made to enhance the habitat in order to protect the plant from further destruction.

When such plants are found on public lands, permits for development should be conditioned so as to protect the habitat. When likely habitats are believed to be present, thorough analysis of the site should be made to determine the presence of these very rare plants.

When such plants are found on private lands, every effort should be made to protect the plant without completely eliminating the use of the land or recommend the land be purchased by a public agency or privately for the purpose of preserving the plant.

In any case, just because no recent collections have been made of such plants, this should not relieve the County from providing for appropriate analysis prior to allowing a change of the ecology of the site.

2. Known Plants Existing on Public or Proposed Public Lands

Any developments proposed by any public agency will have to limit themselves in such a manner so as not to impact the habitat of rare species significantly. Because the plants are known to occur on certain places, the delineation of proposed developments is not difficult. These plants are coast rock cress, Montara manzanita, and San Francisco wallflower. All three occur on either the McNee Ranch, proposed for State park acquisition, or on the San Francisco Water Department lands. The State Department of Parks and Recreation is very aware of the presence of these species.

3. Plants Primarily on Private Lands

The Davy's lupine occurs mostly on private lands. Because its requirements are very poorly known, management for this lupine is difficult to determine. It is a short-lived perennial, and like most lupines, tends to come into disturbed sites for limited periods of time. It is difficult to state categorically that a particular site is not to be developed because the lupine is located there for the present, when 5 years later the plant no longer is there, having died out naturally.

UNIQUE SPECIES

Background

Unique status for both plants and animals is given when organisms have: (1) scientific or historic value, (2) few indigenous

habitats, or (3) some characteristic(s) which draw attention or are locally uncommon. For unique species, protection is desirable and may prevent future endangered status.

Existing Conditions (Animals)

1. Raptors (Owls, Hawks, Eagles, and Vultures)

A number of raptors are known to inhabit the Coastal Zone. The following raptors have been noted to be resident in the vicinity of Ano Nuevo State Reserve: white-tailed kite, marsh hawk, red-tailed hawk, red-shouldered hawk, merlin, American kestrel, barn owl, great horned owl, and short-eared owl.

Other raptors have been observed but are not considered resident. All raptors are protected by Federal and State statutes.

2. Red-Legged Frog

This frog which inhabits freshwater ponds, lagoons, and streams is protected by State law. It is also a primary food for the San Francisco garter snake.

3. Other Sea Mammals

As all sea mammals are protected, it is important to mention them. These consist of whales, dolphins, seals, and sea lions. Many of these are known to occur in offshore waters or on offshore islands (rookeries) of San Mateo County. This includes some 19 whales and dolphins more or less commonly seen off the coast of central California.

The sea otter and the Guadalupe fur seal are discussed under Rare Species; the following seals are noted:

Northern fur seal, Steller's sea lion, California sea lion, and harbor seal. Some of these are common inhabitants of rookeries such as Ano Nuevo Island.

Existing Conditions (Plants)

1. Monterey Pine

This closed-cone pine is known in only four natural areas. One is located on Guadalupe Island off the coast of Mexico.

The form on Guadalupe Island is 2-neededled rather than the more typical 3-neededled form in California.

The southernmost population is at Cambria Pines in San Luis Obispo County south of San Simeon, the central location is in Monterey, and the third locality is on the County line at the coast connecting San Mateo and Santa Cruz Counties. This northernmost population is apparently expanding, and the bulk of the trees are in Santa Cruz County. Whereas this pine is the most commonly planted pine in the world, having very high commercial timber value in New Zealand, Australia, South America, and elsewhere, it has virtually no value for wood in this country. The pine has been widely used as a fastgrowing landscape tree in California. One adverse aspect of its use in landscaping has been the unpredictability of its longevity combined with a severe susceptibility to a number of root diseases.

It is only at the northern population that Monterey pine comes into contact with Knobcone pine with which it hybridizes, and this aspect has been of interest to students.

All lands within San Mateo County upon which this pine occurs naturally are privately owned. However, in Santa Cruz County much of the population is in the Big Basin Redwoods State Park.

The Monterey pine, a closed-cone pine, is a fire adapted species. This means the pine requires periodic fire under natural conditions to maintain its continued presence in the native habitat. Monterey pine is a rapid-growing tree and, as pines as a whole are concerned, is not long-lived. Maturity is reached within about 30 years, however, seed will form usually by 5 years. Because of this early seed availability and because the cones of this pine remain closed and on the tree for several years and are triggered to open by fire, the pine is considered to be an integral part of a fire-type plant community. Fire suppression, as practiced in San Mateo County, leaves little opportunity for the native stands of Monterey pine to continue in perpetuity.

Because of the fire suppression situation in this County, there is the potential that old age or "senescence" will cause the stands to die out allowing other species to take over the sites. This kind of situation has happened to stands of the closely related Knobcone pine.

Within the last 20 to 25 years, Monterey pine stands in San Mateo County have been commercially logged. Clear-cutting methods were used resulting in visible devastation of the forest. Such clear-cutting allowed seedlings of the pine to get started, whereas in the shade of remaining trees, due to

selective thinning, the pine seedlings would be hindered severely in their ability to grow.

The Ano Nuevo uplands in which the Monterey pine is found has been designated as a Special Treatment Area by the State Coastal Commission in 1977. As such are specific regulations in the California Administrative Code (Section 921) for Coast Forest District Rules.

2. California Wild Strawberry

Although this species does not enjoy the protection afforded rare species by either local, State, or Federal regulation, there is concern about its continued existence in certain areas. The importance of this species is related to the strawberry industry. This wild strawberry has been a major component in recent breeding programs which have increased the duration of the crop season dramatically and the disease resistance. Strawberry breeders have emphasized (Professor Royce Bringham, personal communication) the importance particularly to protect the genetic breeding stock between Big Sur in Monterey County and San Francisco. The loss of certain breeding materials in the City of Pacifica due to development brought the issue to the forefront and alarmed the strawberry industry.

The plant occurs along the near coast in sandy soils often in road cuts, on coastal bluffs, and on cliffs. It is common all throughout this habitat along the San Mateo County coast.

Existing Regulations

1. Marine Mammal Protection Act of 1972

See previous section.

2. Migratory Treaty Act of 1918, as Amended

This Act protects all non-game migratory birds from possession or taking. Most raptors are covered by this Act which involves Great Britain, Canada, the United States, and Mexico.

3. California Fish and Game Code Section 2000

Protection of all fish and wildlife except certain allowed species for sport hunting and fishing.

4. California Fish and Game Commission Code (Title 14)

(a) Section 40.00 protects the California red-legged frog.

- (b) Section 671 protects all falconiforms (hawks, eagles, and vultures) and owls. This covers all raptors.
- (c) Section 3800 protects all not otherwise protected non-game birds with certain exceptions as in Subsection 3801 (English sparrows and starlings) and Subsection 3801.2 such non-game, non-protected birds which are found to be injurious to crops and livestock.

It is under Title 14 of the Fish and Game Commission Code which game wardens of the State Department and Fish and Game operate enforcing protection of fish and wildlife.

5. CEQA

See previous section.

6. Forest Practices Act of 1973

California State Z'Berg-Nejedly Forest Practices Act of 1973 as amended and Forest Practice Rules (California Administrative Code, Title 14, Sections 911 and following). These controls are for commercial timber harvesting (except Christmas trees) on any lands over 3 acres. The regulations control the harvest, erosion, amount of cut (and leave), and other silvicultural and mensuration practices. The Monterey pine is listed as a commercial species in the Forest Practices Rules.

7. Section 384(a), California State Penal Code

See previous section.

Issues (Animals)

1. Raptors (as Well as Other Birds)

The various raptors nest in trees and sometimes burrow in the ground (burrowing owl). The primary nesting habitat in San Mateo County for raptors is in trees. The cutting of trees on the coastside can eliminate nests, can kill fledglings, or destroy eggs. The bulk of the trees on the coastside are either riparian, on slopes of the hills above the coastal terraces, or are planted as woodlots, windrows, screens, or landscaping. In clearing sites for construction, care should be taken not to remove too many trees thereby not reducing significantly the nesting habitats for raptors and other birds.

2. Red-Legged Frog

This protected animal is limited to permanent freshwater conditions such as marshes, reservoirs, lakes and ponds. As long as such impoundments are maintained and are not polluted, the frog will continue to persist. If harvest of the frog were allowed, the population could be degraded to the point of coming under the endangered or rare category.

Issues (Plants)

1. Monterey Pine

In San Mateo County, the pine population lies on private land and has some limited potential for lumber or cordwood. It could also be susceptible to dwelling site development partly because the lower, flatlands are good agricultural soils, leaving the more wooded slopes to development potential. Some care should be taken not to remove too many Monterey pines nor to impede the natural spread of the species in that area.

With continued fire suppression, Monterey pine stands may begin to die out. It is therefore necessary to manage such stands in such a way so as to perpetuate them. Rather than do mass clear-cutting, as has been done in the past, it would be more appropriate to clear-cut 1/4-acre portions at a time providing: (1) other environmental constraints are not violated, and (2) buffers are maintained to protect the viewshed within the Cabrillo Highway Scenic Corridor.

2. California Wild Strawberry

This plant, important to the strawberry industry, has been threatened in San Mateo County, and some special forms have been apparently extirpated in the City of Pacifica. Retention of the genetic variability of the strawberry is of concern. In order to preserve the total gene pool, care should be taken to determine species which would be vulnerable to destruction and to protect them from development and related activities. Identification of valuable clones can only be made by specialists in the study of strawberry genetics.

WEEDY, UNDESIRABLE PLANTS

Although there are many introduced, naturalized plants in the Coastal Zone, especially in range and pasture lands, only a very few are noticeably invasive and of little value. Some of these few are particularly destructive to the visual scene and also can

dominate the particular habitat in which they occur. The potential for new introductions, unwittingly deliberate or accidental, is also ever-present.

Background

Existing Conditions

Four plants are particularly undesirable, invasive species in the Coastal Zone. These are French and Scotch broom, and a form of pampas grass. A fourth is blue gum (eucalyptus). Each of these can be controlled by various means, but control is often difficult when it requires eradication. Other weedy plants may qualify to be destructively invasive. Each would be identified on a case-by-case basis.

1. Blue Gum

This eucalyptus, native to Australia, is a large and dominating tree on the San Mateo coast. It has been used for landscaping, woodlots, windrows, and screens since the late 19th century. Usually the blue gum inhibits the growth of natural vegetation below its canopy. The large trees are considered picturesque, yet are messy because of peeling bark, dropping capsules, and breaking branches. The blue gum is well adapted to California, except for heavy frosts; in the winter of 1972-73 Berkeley and Oakland lost an estimated 3 million blue gum trees due to severe frost. On the coast, as well as elsewhere, this tree is seeding and expanding very slowly wherever it is established. Blue gum wood has very little commercial value except as cordwood.

It is neither desirable, at this time, nor is it practicable to eliminate the presence of the blue gum. Its very presence is as much a part of the California landscape after 100 years as is the valley oak or redwood. On the San Mateo County coast, especially, there historically is a paucity of native trees on the terraces. Thus, the blue gum diversifies the otherwise prairie-like landscape and is considered by many an integral adjunct. What is of concern is the slow, natural spread of the species.

2. Pampas Grass

There are two species of pampas grass. One (*Cortaderia selloana*) is not invasive and is a highly desirable landscape plant. The other (*Cortaderia jubata*) is very invasive and has escaped all over the coastal area of San Mateo County. The latter requires eradication.

3. Brooms

There are many "brooms." French (Cytisus monspesulanus) and Scotch brooms (Cytisus scoparius), are the primary invasive ones located often along the inland roadways in prolific yellow bloom. The condemnation of these brooms does not, however, condemn the use necessarily of all brooms, many of which are highly ornamental and are not as invasive.

4. Weedy Thistles

Weedy thistles are particularly offensive and common to heavily grazed areas. These thistles are host to the plume moth larva, a pest which is very devastating to artichoke production.

Existing Regulations

At neither the Federal, State, or local levels are there any regulations controlling the particular weeds mentioned in this section. There are numerous regulations regarding the use of herbicides.

Issues

The control on private lands of weedy or undesirable plants is not easily handled unless such plants are declared highly noxious weeds by the State Department of Food and Agriculture. Also, it is virtually impossible to ban the sale in nurseries of plants which are common nursery items without adequate policing control.

On public lands, it is possible, given funds and manpower, to control or eradicate plants which are not desirable.

Still, natural seeding and lack of care by residents having the undesirable plants can continue to menace the natural habitat and provide a continual resource for reinfestation.

The blue gum, pampas grass, French and Scotch brooms are all sold by the various nurseries on the Coastside, the Bayside, or elsewhere. Presumably a ban on selling these plants in the Coastal Zone (or in the County as a whole) would create a policing problem, but it would be hoped that retail nurseries would understand the problem and voluntarily take such plants off the market.

3.4 Habitat Areas and Water Resources Overlay Designation

The Land Use Plan proposes Habitat Areas and Water Resources overlay designation to address the deficiencies in existing

regulatory procedures. The overlay designation symbolically indicates the locations of habitat areas in Half Moon Bay. The policies set forth within this Plan and particularly this section of the Plan are to serve as guidelines for development on or adjacent to the areas illustrated on the Habitat Areas and Water Resources Overlay Map.

The following habitat areas and water resources are designated on the Habitat Areas and Water Resources Overlay Map:⁽¹⁾

Riparian habitats along perennial streams

Riparian habitats along intermittent streams

Intermittent marshes

Stabilized dunes

Rocky intertidal zone

Coastal scrub community associated with coastal bluffs and gullies

The following criteria were used in determining which habitats and resources warranted the overlay designation:

1. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future, i.e. dune vegetation, riparian vegetation, and biological life in intertidal pools and marine terraces.
2. Areas that are structurally important in protecting natural land-forms and species, i.e. dunes which protect inland areas, riparian corridors that protect stream banks from erosion, provide shade and surface water supply and promote groundwater recharge, rocky intertidal pools which provide cover for many species.

⁽¹⁾While the designations reflected on the Habitat Areas and Water Resources Overlay Map represent the best available information, these designations are not definitive and may need modification in the future. The scale of the map precludes complete accuracy in the mapping of habitat areas, and in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats would result in the need for designation for a new areas. Therefore, the boundaries of the designations would be updated periodically in order to incorporate new data. Changes in the overlay designations may be initiated by the City or by landowners.

No threatened and endangered species have been documented in Half Moon Bay.

3.5 Policies

The City will:

3-1 Definition of Sensitive Habitats

- (a) Define sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable and as those areas which meet one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission, (2) all perennial and intermittent streams and their tributaries, (3) coastal tidelands and marshes, (4) coastal and offshore areas containing breeding and/or nesting sites and coastal areas used by migratory and resident water-associated birds for resting and feeding, (5) areas used for scientific study and research concerning fish and wildlife, (6) lakes and ponds and adjacent shore habitat, (7) existing game and wildlife refuges and reserves, and (8) sand dunes.

Such areas include riparian areas, wetlands, sand dunes, marine habitats, sea cliffs, and habitats supporting rare, endangered, and unique species.

3-2 Designation of Sensitive Habitats

- (a) Designate sensitive habitats as those, including but not limited to, shown on the Habitat Areas and Water Resources Overlay.

3-3 Protection of Sensitive Habitats

- (a) Prohibit any land use and/or development which would have significant adverse impacts on sensitive habitat areas.
- (b) Development in areas adjacent to sensitive habitats shall be sited and designed to prevent impacts that could significantly degrade the environmentally sensitive habitats. All uses shall be compatible with the maintenance of biologic productivity of such areas.

3-4 Permitted Uses

- (a) Permit only resource-dependent or other uses which will not have a significant adverse impact in sensitive habitats.

- (b) In all sensitive habitats, require that all permitted uses comply with U. S. Fish and Wildlife and State Department of Fish and Game regulations.

3-5 Permit Conditions

- (a) Require all applicants to prepare a biologic report by a qualified professional selected jointly by the applicant and the City to be submitted prior to development review. The report will determine if significant impacts on the sensitive habitats may occur, and recommend the most feasible mitigation measures if impacts may occur.

The report shall consider both any identified sensitive habitats and areas adjacent. Recommended uses and intensities within the habitat area shall be dependent on such resources, and shall be sited and designed to prevent impacts which would significantly degrade areas adjacent to the habitats. The City and the applicant shall jointly develop an appropriate program to evaluate the adequacy of any mitigation measures imposed.

- (b) When applicable, require as a condition of permit approval the restoration of damaged habitat(s) when, in the judgment of the Planning Director, restoration is partially or wholly feasible.

3-6 Allocation of Public Funds

- (a) In setting priorities for allocating limited local, State, or Federal public funds for preservation or restoration, use the following criteria: (1) biological and scientific significance of the habitat, (2) degree of endangerment from development or other activities, and (3) accessibility for educational and scientific uses and vulnerability to overuse.

RIPARIAN CORRIDORS

The City will:

3-7 Definition of Riparian Corridors

- (a) Define riparian corridors by the "limit of riparian vegetation" (i.e. a line determined by the association of plant and animal species normally found near streams, lakes, and other bodies of fresh water: red alder, jaumea, pickleweed, big leaf maple, narrowleaf cattail, arroyo willow, broadleaf cattail, horsetail, creek dogwood, black cottonwood, and box elder). Such a corridor must contain at least a 50% cover of some combination of the plants listed.

3-8 Designation of Riparian Corridors

- (a) Establish riparian corridors for all perennial and intermittent streams and lakes and other bodies of fresh water in the Coastal Zone. Designate those corridors shown on the Habitat Areas and Water Resources Overlay and any other riparian area as sensitive habitats requiring protection, except for manmade irrigation ponds over 2,500 square feet surface area.

3-9 Permitted Uses in Riparian Corridors

- (a) Within corridors, permit only the following uses: (1) education and research, (2) consumptive uses as provided for in the Fish and Game Code and Title 14 of the California Administrative Code, (3) fish and wildlife management activities, (4) trails and scenic overlooks on public land(s), and (5) necessary water supply projects.
- (b) When no feasible or practicable alternative exists, permit the following uses: (1) stream-dependent aquaculture provided that non-stream-dependent facilities locate outside of corridor, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, (3) bridges when supports are not in significant conflict with corridor resources, (4) pipelines and storm water runoff facilities, (5) improvement, repair or maintenance of roadways or road crossings, (6) agricultural uses, provided no existing riparian vegetation is removed, and no soil is allowed to enter stream channels.

3-10 Performance Standard in Riparian Corridors

- (a) Require development permitted in corridors to: (1) minimize removal of vegetation, (2) minimize land exposure during construction and use temporary vegetation or mulching to protect critical areas, (3) minimize erosion, sedimentation, and runoff by appropriately grading and replanting modified areas, (4) use only adapted native or non-invasive exotic plant species when replanting, (5) provide sufficient passage for native and anadromous fish as specified by the State Department of Fish and Game, (6) minimize adverse effects of waste water discharges and entrainment, (7) prevent depletion of groundwater supplies and substantial interference with surface and subsurface waterflows, (8) encourage waste water reclamation, (9) maintain natural vegetation buffer areas that protect riparian habitats, and (10) minimize alteration of natural streams.

3-11 Establishment of Buffer Zones

- (a) On both sides of riparian corridors, from the "limit of riparian vegetation," extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams.
- (b) Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the bank edge for perennial streams and 30 feet from the midpoint of intermittent streams.
- (c) Along lakes, ponds, and other wet areas, extend buffer zones 100 feet from the high water point, except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

3-12 Permitted Uses in Buffer Zones

- (a) Within buffer zones, permit only the following uses: (1) uses permitted in riparian corridors, (2) structures on existing legal building sites, set back 20 feet from the limit of riparian vegetation, only if no feasible alternative exists, and only if no other building site on the parcel exists, (3) crop growing and grazing consistent with Policy 3-9, (4) timbering in "streamside corridors" as defined and controlled by State and County regulations for timber harvesting, and (5) no new parcels shall be created whose only building site is in the buffer area except for parcels created in compliance with Policies 3-3, 3-4, and 3-5 if consistent with existing development in the area and if building sites are set back 20 feet from the limit of riparian vegetation or if no vegetation 20 feet from the bank edge of a perennial and 20 feet from the midpoint of an intermittent stream.

3-13 Performance Standards in Buffer Zone

- (a) Require uses permitted in buffer zones to: (1) minimize removal of vegetation, (2) conform to natural topography to minimize erosion potential, (3) make provisions to (i.e. catch basins) to keep runoff and sedimentation from exceeding pre-development levels, (4) replant where appropriate with native and non-invasive exotics, (5) prevent discharge of toxic substances, such as fertilizers and pesticides, into the riparian corridor, (6) remove vegetation in or adjacent to man-made agricultural ponds if the life of the pond is endangered, (7) allow dredging in or adjacent to man-made ponds if the San Mateo County Resource Conservation District certifies that siltation imperils continued use of the pond for agricultural water storage and supply.

SAND DUNES

The City will:

3-14 Designation of Sand Dune Habitats

- (a) Designate all dune areas as protected sensitive habitats.

3-15 Permitted Uses

- (a) In dune areas, permit only the following uses: (1) education and research, and (2) trails.

3-16 Development Standards

- (a) Prohibit any activity which alters the profile of an active dune or which results in the disturbance or removal of dune vegetation on active dunes.
- (b) Control pedestrian traffic in dune areas.
- (c) Prohibit all non-authorized motor vehicles from dune areas.
- (d) Post signs informing recreational users not to disturb dunes or their natural vegetation.
- (e) Where development is permitted, require re-vegetation with appropriate stabilizing species (preferably native) as a condition of permit approval.
- (f) Prohibit any direct removal or excavation of sand from active dunes.
- (g) Require development to locate only landward of the most seaward stabilized dune.
- (h) When no feasible or practical alternative exists, permit underground utilities.

3-17 Restoration of Dunes

- (a) Encourage projects by agencies and community groups to assist in the stabilization and restoration of dunes.

3-18 Public Acquisition

- (a) Encourage public acquisition of the dune habitat. (Known dunes are currently owned by the State. See page 45).

SEA CLIFFS

3-19 Permitted Uses

- (a) Where nesting or roosting exists, permit only education and research activities.
- (b) Where nesting or roosting do not exist, permit only the following uses: (1) education and research, (2) limited foot paths, (3) limited recreational rock climbing, (4) road and underground utility construction where no feasible alternative exists, and (5) intake or outfall lines provided that the habitat is not threatened.

3-20 Development Standards

- (a) Restrict pedestrian traffic in bluff and cliff areas and on faces to a limited number of well-defined trails which avoid seabird nesting and roosting sites.
- (b) Post signs informing recreational users not to disturb natural vegetation or nesting and roosting sites.

RARE AND ENDANGERED SPECIES

The City will:

3-21 Designation of Habitats of Rare and Endangered Species

- (a) In the event the habitat of a rare and endangered species is found to exist within the City, revise the Habitat Areas and Water Resources Overlay to show the location of such habitat. Any habitat so designated shall be subject to Policies 3-22 through 3-31.

3-22 Permitted Uses

- (a) Permit only the following uses: (1) education and research, (2) hunting, fishing, pedestrian and equestrian trails that have no adverse impact on the species or its habitat, and (3) fish and wildlife management to restore damaged habitats and to protect and encourage the survival of rare and endangered species.
- (b) If the critical habitat has been identified by the Federal Office of Endangered Species, permit only those uses deemed compatible by the U.S. Fish and Wildlife Service in accordance with the provisions of the Endangered Species Act of 1973, as amended.

3-23 Permit Conditions

- (a) Require, prior to permit issuance, that a qualified biologist prepare a report which defines the requirements of rare and endangered organisms. At minimum, require the report to discuss: (1) animal food, water, nesting or denning sites and reproduction, predation and migration requirements, (2) plants' life histories and soils, climate, and geographic requirements, (3) a map depicting the locations of plants or animals and/or their habitats, (4) any development must not impact the functional capacity of the habitat, and (5) recommend mitigation if development is permitted within or adjacent to identified habitats.

3-24 Preservation of Critical Habitats

- (a) Require preservation of all habitats of rare and endangered species using the policies of this Plan and other implementing ordinances of the City.

3-25 San Francisco Garter Snake

- (a) Prevent any development where there is known to be a riparian location for the San Francisco garter snake with the following exception: (1) existing man-made impoundments smaller than 1/2-acre in surface, and (2) existing man-made impoundments greater than 1/2-acre in surface, providing mitigation measures are taken to prevent disruption of not more than one-half of the snake's known habitat in that location in accordance with recommendations from the State Department of Fish and Game.
- (b) Require developers to make sufficiently detailed analyses of any construction which could impair the potential or existing migration routes of the San Francisco garter snake. Such analyses will determine appropriate mitigation measures to be taken to provide for appropriate migration corridors.

3-26 San Francisco Tree Lupine Moth

- (a) Prevent the loss of any large populations (more than 100 plants in a 1/10 acre area) of tree lupine within 1 mile of the coastline.

3-27 Brackish Water Snail

- (a) Prevent any development which can have a deleterious effect on the California brackish water snail, including any dredging of its known or potential habitat.

- (b) Encourage the State Department of Parks and Recreation to manage their lands in such a manner as to enhance the habitat for the California brackish water snail.

3-28 Sea Otter

- (a) Encourage the appropriate agency to protect, monitor, and enhance sea otter habitats. In the development of mariculture facilities, encourage appropriate State and Federal agencies to seek measures to protect them from predation by the sea otter.

3-29 Globose Dune Beetle

- (a) Assess, monitor, and contain the spread of dune grass.
- (b) Provide roped-off trails for public access to the beach with the explanation of the dune beetle and its surrounding habitat.

3-30 Rare Plant Search

- (a) Encourage a continued search for any rare plants known to have occurred in the San Mateo County Coastal Zone but not recently seen. Such search can be done by various persons or groups concerned with such matters.

3-31 Development Standards

- (a) Prevent any development on or within 50 feet of any rare plant population. When no feasible alternative exists, permit development if: (1) the site or a significant portion thereof is returned to a natural state to allow for the re-establishment of the plant, or (2) a new site is made available for the plant to inhabit.

UNIQUE SPECIES

The City will:

3-32 Designation of Habitats of Unique Species

- (a) In the event the habitat of a unique species is found to exist within the City, revise the Habitat Areas and Water Resources Overlay to show the location of such habitat. Any habitat so designated shall be subject to Policies 3-33 through 3-36.

3-33 Permitted Uses

- (a) Permit only the following uses: (1) education and research, (2) hunting, fishing, pedestrian and equestrian trails that have no adverse impact on the species or its habitat, and (3) fish and wildlife management to the degree specified by existing governmental regulations.

3-34 Permit Conditions

- (a) Require, as a condition of permit approval, that a qualified biologist prepare a report which defines the requirements of a unique organism. At minimum, require the report to discuss: (1) animal food, water, nesting or denning sites and reproduction, predation, and migration requirements, and (2) plants' life histories and soils, climate, and geographic requirements.

3-35 Preservation of Habitats

- (a) Require preservation of all rare and endangered species habitats using the policies of this Plan and implementing ordinances of the City.

3-36 California Wild Strawberry

- (a) Require any development within 1/2-mile of the coast to mitigate against the destruction of any California wild strawberry in one of the following ways:
 - 1. Prevent any development, trampling, or other destructive activity which would destroy the plant, or
 - 2. After determining specifically if the plants involved are of particular value, successfully transplant them or have them successfully transplanted to some other suitable site. Determination of the importance of the plants can only be made by a professional doing work in strawberry breeding.

WEEDY, UNDESIRABLE PLANTS

The City will:

3-37 Voluntary Cooperation

- (a) Encourage the voluntary cooperation of private landowners to remove from their lands the undesirable pampas grass, French, Scotch, and over-invasive brooms. Similarly, encourage

landowners to remove blue gum seedlings to prevent their spread.

3-38 Public Agency Requirements

- (a) Require public agencies, to the point feasible, to remove the undesirable pampas grass and French, Scotch, and other invasive brooms from their lands.

3-39 Sale Prevention

- (a) Encourage the voluntary cooperation of the retail nursery trade to prevent the sale of undesirable pampas grass and French, Scotch, and other invasive brooms in the County.

3-40 Weedy Thistle Eradication

- (a) Encourage farmers to eradicate weedy thistle, particularly from land adjacent to artichoke fields. Encourage the Agricultural Commissioner to support eradication procedures in cooperation with the Farm Advisor, local farmers, the State Department of Beaches and Parks, Caltrans, and the State Department of Food and Agriculture.

CHAPTER 4: HAZARDS

4.1 Coastal Act Policies

- 30253 New development shall: (1) minimize risks to life and property in areas of high geologic, flood, and fire hazard; (2) assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- 30235 Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish-kills should be phased out or upgraded where feasible.
- 30236 Channelizations, dams, and other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

4.2 Planning Issues

The primary hazards affecting future land use and development in Half Moon Bay involve flooding, cliff retreat, landslides and rockfalls, and tsunami (tidal waves). The extent of these hazards is widespread and susceptible to augmentation by alteration of the environment by human activities. The public ownership of significant beach and cliff areas and existing greenbelt zoning designations mitigate potential damage. However, existing plans and policies are deficient with regard to protecting several specific areas and in lack of development policies and standards in locations of identified hazard potential.

Flood Hazards

The Federal Insurance Administration (Department of Housing and Urban Development) has recently rescinded their flood hazard boundary map for the City of Half Moon Bay, having determined to their satisfaction that there is no substantial danger of a 100-year or 500-year flood in any part of the City. However, as a precautionary measure, the Administration recommends that a zone of approximately 200 feet be used as the boundary of flood hazard where the stream corridor is less than this width. In addition, it cautions against development which would aggravate potential flood hazards. The City's existing creek greenbelt zoning district generally has a minimum width of 200 feet, with greater widths in areas of full channel width. A full assessment of potential inundation from upstream dam failure has not been completed. Based upon preliminary analysis, the zone of potential inundation from dam failure is wider than 200 feet along some portions of Pilarcitos Creek. This zone ranges in width from 200 to 600 feet. Studies are now in preparation to determine the potential for future dam failure resulting from seismic events.

The existing Pilarcitos Creek channel's capacity to accommodate heavy flows between Main Street and Highway 1 appears to have been reduced by construction of the bridge on Main Street and heavy overgrowth and dumping in the creek between Main Street and Highway 1. Some channel improvements may be required in order to eliminate hazards to existing or new structures in this area, possibly including ultimate reconstruction of the bridge to expand the effective channel for water flows. Hazards west of Highway 1 may be more effectively avoided by controls on new development, although some existing structures may be in the zone of potential inundation from dam failure.

Erosion: Coastal Bluff Retreat and Upland Slope Failure

Erosion-related hazards in the Half Moon Bay Coastal Zone comprise two areas of concern: coastal bluff instability or seacliff retreat and upland slope failure. Bluff erosion poses a major immediate threat in certain areas and a long-term hazard along the entire Half Moon Bay shoreline.

Current rates of seacliff retreat north of Magellan Road indicate that major areas could be lost within 50 years. (See Study Paper on "Marine and Water Resources, Hazards and Sensitive Habitats", Figure 2: "Shoreline"). This would make the construction of permanent structures hazardous.

Artificial stabilization of the coastal bluffs has been proposed to protect Highway 1, yet the necessary extent and long-range implications of such measures remain unknown. Any stabilizing

measures should protect existing structures as well. Parking facilities or roads near the bluff edge could increase cliff and foredune erosion and reduce run-off absorption essential for cliff stability. Further development along Miramontes Point and irrigation of the golf course, if properly developed, should not accelerate cliff retreat and erosion, posing hazards for any permanent structures and potential loss of golf course land.

Seismic and Geologic Hazards

The primary seismic hazards which occur within Half Moon Bay are landslides and bluff failure along the coast, tsunami inundation, and potential liquefaction of unconsolidated and moderately consolidated geologic materials. Although no active faults run through the City itself, the San Andreas Fault traverses the Peninsula to the east and the Seal Cove-San Gregario Fault crosses Half Moon Bay southeast of Pillar Point. Both the unconsolidated marine terrace materials of the coastal bluffs and the vertical cliffs of the Purissima Formation are subject to slumps and rockfalls activated by seismic shock.

All steep slope areas are considered potential sites for landslide activity, where caution should be taken in new development not to aggravate landslide potential and hillside erosion.

Tsunami hazard is present in the low-lying coastal areas, particularly at the mouth of drainages. The inland extent of run-up is not known; it has been mapped to the 20-foot contour. Inundation could be greater, depending on local coastal, tidal, and storm conditions. The potential for liquefaction or ground failure caused by the temporary transformation of granular soils into a liquefied state is low to moderate in Half Moon Bay and generally restricted to alluvial channels and the flat terraces underlaid by consolidated sands and a high water table.

Hazards to Existing and Potential Private Residential or Commercial Development

Existing structures along Mirada Road are threatened by high cliff retreat. Existing riprap may not withstand sea attack or tsunami. Existing and future development in Miramar south of Medio Creek is subject to a high rate of cliff retreat.

The subdivision and shopping center along Pilarcitos Creek is located in potential dam failure inundation area and tsunami zones and may be damaged or lost in the future; additional development within the same area would risk the same hazards. The same area is one of moderate risk of liquefaction potential during earthquakes.

The Half Moon Bay Sewage Treatment Plant and portions of the proposed SAM pipeline are located within zones of inundation from dam failure and tsunami.

Surface-Drainage and Local Flooding

Extensive runoff from the coastal hills results in drainage problems where natural contours, swales and gullies, or channelized areas are unable to handle runoff concentration and protect existing developed areas (e.g. Grandview and Newport Terrace subdivisions). The need for improved drainage presents an opportunity to establish; (1) planning measures which regulate the pattern and location of new development, and (2) development practices which promote on-site infiltration of surface runoff.

Coastal Terrace Irrigation

Irrigation of the coastal terrace for agriculture or landscape irrigation (including parks and golf courses) increases the potential for accelerated coastal erosion and seacliff retreat, as well as localized gullying. Since irrigation is critical to the viability of agriculture in these areas, there is a potential conflict between Coastal Act policies. Where irrigated agriculture is to continue, setbacks from the cliff edge should be instituted. The opportunity exists also to define a "protective" zone appropriate for restoration of coastal vegetative communities for the purposes of reducing soil saturation and enhancing bluff stability. This is to be accomplished in large measure by the policies in Section 3.

4.3 Policies

Seawall and Shoreline Structures

Policy 4-1

Seawalls and cliff-retaining structures shall not be permitted unless the City determines they are necessary for preservation of existing structures, and has determined that there are no other less environmentally damaging alternatives for protection of existing development. If such structures are permitted, they shall be designed to preserve the maximum amount of existing beach, to ensure lateral access along the shoreline, and to assure that all existing endangered development within the area of the improvement is protected as a part of the project; such structures shall not be designed so as to encompass an area larger than that necessary to protect existing structures. An applicant for such a structure shall include a geologic report indicating that the structure will succeed in stabilizing that portion of the shoreline which is subject to severe erosion and will not aggravate erosion in other shoreline areas.

Policy 4-2:

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. (Portion of Section 30235 Coastal Act of 1976.)

Policy 4-3:

Development permitted shall comply with the following controls and regulations:

- (A) The area of demonstration of stability includes the base, face, and top of all bluffs and cliffs. The extent of the bluff top considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined a 20 degree angle from the horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater.
- (B) Permit bluff and cliff top development only if design and setback provisions are adequate to assure stability and structural integrity for the expected economic life span of the development (at least 50 years) and if the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. Prohibit development on bluff faces except for stairways for public access to the beach.
- (C) Prohibit land divisions or new structures identified in areas described in A and B above that would require the need for bluff protection work.
- (D) Require the submittal of a site stability evaluation report for an area of stability demonstration prepared by a soils engineer or a certified engineering geologist, as appropriate, acting within their areas of expertise, based on an on-site evaluation. The report shall consider:
 - 1. Historic, current and foreseeable cliff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in shore configuration and transport.

2. Cliff geometry and site topography, extending the surveying work beyond the site as needed to depict unusual geomorphic conditions that might affect the site and the proposed development.
3. Geologic conditions, including soil, sediment and rock types and characteristics in addition to structural features such as bedding, joints, and faults.
4. Evidence of past or potential landslide conditions, the implications of such conditions for the proposed development, and the potential effects of the development on landslide activity.
5. Wave and tidal action, including effects of marine erosion on seacliffs.
6. Ground and surface water conditions and variations, including hydrologic changes caused by the development (e.g., introduction of irrigation water to the ground-water system; alterations in surface drainage).
7. Potential effects of seismic forces resulting from a maximum credible earthquake.
8. Effects of the proposed development including siting and design of structures, landscaping, drainage, grading, and impacts of construction activity on the stability of the site and adjacent area.
9. Any other factors that may affect slope stability.
10. Potential erodibility of site and mitigating measures to be used to ensure minimized erosion problems during and after construction (i.e., landscaping and drainage design).

Bluff Protection

Policy 4-4:

In the absence of a determination supported by a site-specific survey by a qualified geologist and biologist to the contrary, within 100 feet from the bluff or foredune edge, drought-tolerant coastal vegetation capable of enhancing bluff and dune stability shall be installed and maintained as a part of any new development. Grading as may be required to establish proper drainage, to install minor improvement (e.g. trails) and to restore eroded areas and to provide permitted accessways shall direct water runoff away from

the edge of the bluff or be handled in a manner so as to prevent damage to the bluff by surface and percolating water.

Policy 4-5:

No development shall be permitted on the bluff face, except for engineered accessways to provide public beach access. Drainage pipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drain pipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if water can be directed away from the bluff face.

Geotechnical Hazards

Policy 4-6:

Applications for grading and building permits and applications for subdivisions shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami run-up, landslides, flooding, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, as indicated on the Geologic Hazards Map, a geologic report shall be required. Mitigation measures shall be required where necessary.

Policy 4-7:

In areas of flooding due to tsunamis or dam failure, no new development shall be permitted unless the applicant or subsequent study demonstrates that the hazard no longer exists or has been or will be reduced or eliminated by improvements which are consistent with the policies of this Plan and that the development will not contribute to flood hazards or require the expenditure of public funds for flood control works. Where not otherwise indicated, the flood hazard zone shall be considered to be a zone defined by the measured distance of 100 feet from the centerline of the creek to both sides of the creek. Non-structural agricultural uses, trails, roads, and parking lots shall be permitted, provided that such uses shall not be permitted within the area of stream corridor. (See Policies in Section 3 on Protection of Sensitive Habitats.

Policy 4-8:

No new permitted development shall cause or contribute to flood hazards.

Policy 4-9:

All development shall be designed and constructed to prevent increases in runoff that would erode natural drainage courses. Flows from graded areas shall be kept to an absolute minimum, not exceeding the normal rate of erosion and runoff from that of the undeveloped land. Storm water outfalls, gutters, and conduit discharge shall be dissipated.

CHAPTER 5:

HOUSING

The City of Half Moon Bay is preparing a Housing Element in accordance with State Law and that document—will become a part of the City General Plan after proper review and approval.

CHAPTER 6:

ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

6.1 Coastal Act Policies

- 30244 Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

6.2 Planning Issues

The San Francisco Bay Area was originally inhabited by American Indians called Costanos, Spanish for "Coast People." For the most part, these people resided on the Bayside of the San Mateo Peninsula. Indian habitation sites have been discovered along the entire San Mateo coast. Known sites are primarily located near the mouths of streams not far from the coast. Shellfish mounds, or middens, contain the remains of human life over the past three or four thousand years. Unfortunately, few of these mounds remain today, having been vandalized for their contents or plowed under for cultivation of the soil.

Little archeological investigation has taken place on the coastside. In 1970, however, a reconnaissance was conducted through the support of the Treganza Anthropology Museum at San Francisco State University which identified archaeological sites throughout San Mateo County. These sites are mapped and are on file with the Planning Division of the San Mateo County Department of Environmental Management. To protect sites, these maps are kept confidential. The Half Moon Bay General Plan, Open Space and Conservation Element indicates the generalized location of potentially significant archaeological sites, as indicated by the Treganza Museum reconnaissance. Two areas were identified, both adjacent to perennial streams near the coast. Since this reconnaissance did not involve an exhaustive archaeological survey, it is possible that there are other sites within the City. Other areas of potential archaeological interest which have not been previously developed are indicated waterways and drainage patterns which are no longer visible or in existence, by the California Archaeological Site Survey, Regional Office, Central Coastal Counties, at Cabrillo College, Santa Cruz. In the absence of a detailed archaeological survey, the extent of areas of potential interest may be substantially overstated. Cultivation may have destroyed potential finds. This map was based on the following criteria:

- (a) The coastal strip where exploitable resources occurred.
- (b) All major creek shores, such as Pilarcitos, Arroyo Leon, and Frenchman's Creek.
- (c) All minor inland water courses, including historic or prehistoric springs, streams, or marshes.
- (d) The foothill strip near the northwest boundary, i.e. +200-foot elevation.
- (e) Areas of prehistoric site evidence and pertinent historic places such as cemeteries, houses, and buildings.
- (f) Isolated hills and knolls.

The primary need in Half Moon Bay, as in the entire San Mateo County Coastal Zone, is for an archaeological survey which would determine the likelihood of unknown archaeological sites in particular locations. Efforts are required to undertake such a survey and to protect known sites.

No Paleontological resources of known significance have been identified in Half Moon Bay; they are extremely limited throughout the entire San Mateo County Coastal Zone.

Since archaeological sites are non-renewable resources, remaining sites need to be protected in order to provide the opportunity for future scientific investigation. Vandalism, urbanization, and public access are the principal sources of site destruction. Substantial protection of sites for future potential investigation can be provided if earth disturbance is limited during construction of roads and trails or buildings. In addition, particular projects requiring deep excavation, such as the laying of sewer and water lines, offer the opportunity to provide for archaeological site excavation before the sites are destroyed or covered over. In many cases, appropriate design can ensure protection of sites until such time that investigation is possible.

6.3 Policies

Policy 6-1:

The City will actively solicit technical and financial assistance from the State and Federal governments for purposes of undertaking a survey of potential archaeological resources in Half Moon Bay.

Policy 6-2*:

Prior to the issuance of a permit for any development within 100 feet of any recorded archaeological site identified in Figure 6.1, the City will require the submission of a report by a qualified archaeologist regarding the resources which may be affected and mitigation measures necessary to protect the site or to undertake salvage of archaeological materials before development. Any permit shall be conditioned upon reasonable measures taken to mitigate the impact of development on archaeological resources. These may include (1) designating construction to avoid important resources, (2) covering the site with fill, and (3) site sampling and salvage.

Policy 6-3:

In that portion of any development of 1 acre or more, as indicated on the Land Use Plan Map, which is also within an area designated on the Map of Potential Archaeological Resources, an archaeological survey shall be undertaken as a part of the preparation of a specific plan for development. The survey shall include findings on actual and potential resources on the site, impacts of the development proposed, and recommended mitigation measures. All feasible mitigation measures shall be incorporated in the specific plan or development plan prior to the issuance of a permit for development.

Policy 6-4:

As a part of any project to construct new roads, trails, sewer or water lines, or other public projects involving substantial excavation which could destroy archaeological resources within the areas designated on the Map of Potential Archaeological resources, provision shall be made for an archaeological survey and the opportunity to sample and salvage the site by a qualified archaeologist as a part of the construction project.

Policy 6-5:

In the case of any development within an area designated on the Map of Potential Archaeological Resources, the City shall encourage, and require where feasible, such designs and methods of construction as will offer protection for any potential archaeological site.

* The background discussion in this section is taken primarily from the discussion contained in the San Mateo County, Local Coastal Program, Land Use Plan, Hearing Draft, Volume 1, November 1979.

CHAPTER 7: VISUAL RESOURCES

7.1 Coastal Act Policies

30251 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas, such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government, shall be subordinate to the character of its setting.

30253 New development shall:

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

7.2 Planning Issues

The City of Half Moon Bay has scenic resources of substantial importance to the satisfaction of its residents, the pleasure afforded visitors, and the economy of the City. The Coastal Act Policy reinforces the City's own determination to protect these resources for its future well-being and the value they have for those living in and visiting the City.

The Statewide Interpretive Guidelines adopted by the California Coastal Commission establish the Coastal Act's concern with "the protection of ocean and coastal views from public areas . . . rather than coastal views from private residences where no public vistas are involved." Therefore, this section of the Plan addresses protection of views of scenic areas and visual resources visible from public roads and trails, public vista points, public recreation areas, and beaches. In addition, this section addresses

preservation of the character and quality of distinctive architectural and historical resources of the City.

The City, as well as the County and the State, have already taken actions to protect the scenic resources of the City. Most of the beaches, dunes, bluff faces, and blufftops are in public ownership and dedicated to open space and recreational purposes. The City has zoned all but one intermittent stream and both perennial streams as well as the beaches and adjacent blufftops for greenbelts, primarily restricted to open space and recreational uses. Billboards are only permitted in manufacturing districts and design review is required of all structures. The City has also supported both private and public efforts to preserve the historical character of downtown and other significant structures. Some additional measures are, however, required to ensure the broad protection of scenic and visual qualities of the Coastal Zone required by the Coastal Act. These measures primarily relate to protection of the scenic quality of that portion of the upland coastal hill slopes which lie within the City, protection of broad views of the ocean from Highway 1 and along major coastal access roads to the beach, protection of views from blufftop trails and public vista points, design guidelines for new development, and protection of significant historical and architectural structures.

Upland Slopes

The hillside along the City's eastern boundary is a major attribute of the City's setting. Coordinated County and City measures to protect the scenic quality of these hillsides are necessary. The City has jurisdiction over hillsides on the Dykstra Ranch, Carter Hill, the Hester-Miguel lands, the Gravance property, and the land above the Nurserymen's Exchange. Any new development should be sited and designed to maintain the natural character of the landscape and to avoid substantial cuts and fills. Other policies in Sections 3 and 9 of the Plan will assist in achieving these purposes.

Roadside Views, City Pattern, and Scenic Highways

Open fields along Highway 1 provide views of the ocean, hills, and streams along the Highway and access routes to the beach. Their contribution to the City's appearance has been noted. Where development is appropriate, guidelines are required to protect the scenic quality of access routes to the beach, maintain the sense of openness characteristic of the City, preserve broad views of the ocean, and maintain a scenic corridor along Highway 1. The scenic

Scenic and visual resources are identified in the Study Paper on Scenic Resources prepared as a background to the Land Use Plan.

quality of access routes to the beach should also be maintained and enhanced. Other policies in Sections 2, 3, 8, and 9 of the Plan will assist in achieving these purposes.

Protection of Significant Structures and Historical Areas

The City has inadequate policies to provide positive protection for structures of special significance or the historical character of downtown. Efforts to date have been by private groups within the City offering support. The City must evaluate the need and desire for stronger City efforts to preserve its historical resources, including the possibility of special guidelines for new development in the downtown core.

Design Guidelines for New Development

Existing zoning provides no specific design guidelines for new development. These are desirable for purposes of ensuring maintenance of community character, maximization of visual resources, and mitigation of potential negative effects of large new developments, including large greenhouse complexes.

However, consideration must be given to the need to minimize the administrative burden to the City in terms of design review and development approvals, given the size of the City staff. Specific guidelines for greenhouses are found in Policies 8-9, 8-10, and 8-11.

7.3 Policies

Policy 7-1:

The City will establish regulations to protect the scenic corridor of Highway 1, including setbacks for new development, screening of commercial parking, and landscaping in new developments.

The City will establish and map scenic corridors for Highway 1 to guide application of the policies of this chapter. Minimum standards shall include all areas within 200 yards of State Highway 1 which are visible from the road.

Policy 7-2:

Blufftop structures shall be set-back from the bluff edge sufficiently far to ensure that the structure does not infringe on views from the beach and along the blufftop parallel to the bluff edge except in areas where existing structures on both sides of the proposed structure already impact public views from the beach or

along the blufftop. In such case, new structures shall be located no closer to the bluff edge than adjacent structures.

Policy 7-3:

Off-premise advertising structures shall be prohibited.

Policy 7-4:

Utilities shall continue to be placed underground in all new developments.

Policy 7-5:

All new development, including additions and remodeling, shall be subject to design review and approval by the City Architectural Review Committee.

Policy 7-6:

Parking facilities and recreational structures, including campers, located in public regional recreational areas, private recreational areas, visitor-serving commercial areas and other developments shall be designated to minimize visibility from the beach.

Policy 7-7:

Recreational vehicle parks shall be sited and landscaped within five years of development to assure full screening from public roads, vista points, public recreation areas, and residential areas.

Policy 7-8:

New development, alterations to existing structures, and proposed demolitions in the downtown area, as designated on the Visual Resource Overlay Map, shall be subject to design approval in accordance with the following criteria:

- (a) Scale and style similar to that of the predominant older structures.
- (b) Continuity in building lines maintained along Main Street.
- (c) Existing older buildings which contribute significantly to the character of the area not demolished or altered in a manner which eliminates key architectural features.

Policy 7-9:

New development shall be sited and designed so as to avoid or minimize destruction or significant alteration of significant existing plant communities identified in the General Plan (which include riparian vegetation along stream banks, and notable tree stands).

Policy 7-10:

New development on upland slopes visible from Highway 1 and Highway 92 as indicated on the Visual Resources Overlay Map, shall not involve grading or building siting which results in a significant modification of the hillscape; where trees must be removed for building purposes, reforestation shall be provided as a part of any new development to maintain the forested appearance of the hillside. Structures shall be subordinate in appearance to the natural landscape, shall be designed to follow the natural contours of the landscape, and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Policy 7-11:

New development along primary access routes from Highway 1 to the beach, as designated on the Land Use Plan Map, shall be designed and sited so as to maintain and enhance the scenic quality of such routes, including building setbacks, maintenance of low height of structures, and landscaping which establishes a scenic gateway and corridor.

Policy 7-12:

In areas affording broad views of the ocean from Highway 1 as indicated on the Visual Resources Overlay Map, all new development shall be reviewed by the Planning Commission to ensure conformance with the following criteria:

- (a) Structures shall be sited and designed to preserve unobstructed broad views of the ocean and shall be clustered to the maximum extent feasible.
- (b) A landscaping plan shall be included in the development plans for approval and shall provide for landscaping which, when mature, will not impede public views of the ocean.
- (c) Building height shall not exceed one story or 15 feet, unless an increase in height would not obstruct public views to the ocean from the Highway or would facilitate clustering of development so as to result in greater view protection.

Policy 7-13:

The City will establish regulations to protect scenic corridors along all designated primary shoreline access routes where existing permits or development does not exist.

8: AGRICULTURE

8.1 Legislative Policies

8.1.1 Coastal Act Policies

30005.5 Nothing in this division shall be construed to authorize any local government, or to authorize the commission to require any local government, to exercise any power it does not already have under the Constitution and laws of this State or that is not specifically delegated pursuant to Section 30519.

30007.5 The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division, such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.

30010 The Legislature hereby finds and declares that this division is not intended, and shall not be construed as authorizing . . . the Commission . . . or local government acting pursuant to this division, to exercise their power to grant or deny a permit in a manner which will take or damage private property for public use, without the payment of just compensation therefor

30108 "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

30113 "Prime agricultural land" means those lands defined in paragraphs (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code.

30241 The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the area's agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly

defined buffer areas to minimize conflicts between agricultural and urban land uses.

- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural uses is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of prime agricultural lands.

30242 All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

30250(a) New residential, commercial, or industrial development, except as otherwise provided in this subdivision, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or

Since there are no timberlands or soils suitable for timberlands in the City of Half Moon Bay, Coastal Act Section 30243 is inapplicable. If applied to lands suitable for agricultural use, Coastal Act Section 30243 would be either redundant or would conflict with the specific protective policies of Sections 30241 and 30242.

where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. . .

8.1.2 Government Code Policies

51201 (a) "Agricultural commodity" means any and all plant and animal products produced in this State for commercial purposes.

(b) "Agricultural use" means use of land for the purpose of producing an agricultural commodity for commercial purposes.

(c) "Prime agricultural land" means any of the following:

(1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.

(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

(4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the commercial-bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two-hundred dollars (\$200) per acre.

8.2 Statutory Construction

Sections 30241 and 30242, the sections of the Coastal Act which establish certain policies with respect to agricultural preservation, employ two significant terms, "prime agricultural land" and "agricultural use" in stating their respective policies of (1) maintaining the maximum amount of prime agricultural land in agricultural production to assure the protection of the area's agricultural economy (Section 30241), (2) minimizing conflicts between agricultural land uses and urban land uses (Section 30241), and (3) discouraging conversion of all other lands suitable for agricultural use (Section 30242).

The definition of prime agricultural land in Section 30113 of the Coastal Act incorporates by reference the definition in Government Code Section 51201. The Coastal Act does not include an express definition of agricultural use; however, Section 51201 of the Government Code defines agricultural use to mean "use of land for the purpose of producing an agricultural commodity for commercial purposes."

The Government Code definition of agricultural use is not only consistent with all of the factors which, in practice, either encourage or discourage the use of land for agricultural purposes, but also with Sections 30241 and 30242 of the Coastal Act. For example, if the purpose of maintaining prime agricultural lands in agricultural production is to assure the protection of the area's agricultural economy, these lands must be capable of producing an agricultural commodity for commercial purposes.

In pertinent part, Section 30241 reads as follows:

"The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the area's agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses . . .

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs"
(Emphasis supplied).

Section 30241 does not require the preservation of prime agricultural land regardless of whether it is suitable for agricultural use; but rather the maintenance of agricultural production on those prime agricultural lands where agricultural production for commercial purposes is viable (i.e. economically

and otherwise feasible)." A statute should be interpreted in a way consistent with its purposes. In the very language of Section 30241, the Legislature tells us that the purpose of the section is ". . . to assure the protection of the area's agricultural economy." If the purpose of maintaining prime agricultural land in production is to assure the protection of the area's agricultural economy, the land must be suitable for agricultural use; i.e. capable of producing an agricultural commodity for commercial purposes.

It is apparent from a reading of the remainder of Section 30241 that it is directed to the maintenance of existing, feasible agricultural production on prime agricultural land. Subsection (b) speaks in terms of ". . . the viability of existing agricultural use . . . " and subsection (e) makes it clear that "viability" includes economic feasibility.

In furtherance of this goal, Section 30241 requires that conflicts shall be minimized between agricultural use of land and urban use of land by, among other things, first developing lands not suited for agriculture; i.e. not suited for the production of an agricultural commodity for commercial purposes.

Section 30241(c) supports the conclusion that the Coastal Act establishes a policy of maintaining agricultural production on those prime agricultural lands where agricultural production for commercial purposes is viable, rather than a policy of preserving all prime agricultural lands regardless of whether they are suitable for agricultural use; for it permits the conversion of even prime agricultural lands suitable for agricultural use if they are surrounded by urban uses and the conversion would be consistent with the policy of Coastal Act Section 30250(a) to locate development within, contiguous with, or in close proximity to, existing developed areas. Coastal Act Section 30241(c) would apply to virtually all of the lands located within the limits of the City of Half Moon Bay.

Like Section 30241, Coastal Act Section 30242 is intended to protect other lands capable of producing an agricultural commodity for commercial purposes by discouraging the conversion of other land suitable for agricultural use to nonagricultural use unless agricultural use is not feasible.

"That economic feasibility is one criteria by which to judge the viability of continued agricultural production on prime soils is readily apparent from a reading of Section 30241(e), where increased assessments for public improvements (i.e. increased costs of production) are cited as one example of factors that could threaten "agricultural viability".

The express wording of Sections 30241 and 30242 indicates that economic feasibility is relevant, indeed material, to a determination of whether land should be reserved for agricultural use. The recognition of the materiality of economic considerations in Sections 30241 and 30242 is consistent with the recognition of the materiality of economic considerations throughout the Coastal Act (e.g. Sections 30001(d), 30001.2, 30001.5(b), 30004(b), 30108, 30200, and 30230).

The Coastal Act is a statute; and as such it is subject to, and must be construed to conform to, the State and Federal constitutions which provide that a landowner may not be denied the economic use of his property without due process and the payment of just compensation. Were the City to require that land unsuitable for agricultural use must be reserved for agricultural use, the City would deny the landowner any economic use of his property in direct violation of the State and Federal constitutions. However, Section 30241 need not be so construed, since the Act itself specifically recognizes the "constitutionally protected rights of private property owners." (Section 30001.5(c); and see Sections 30005.5, 30010, and 30210).

8.3 Agriculture: A Summary

The policies set forth at the end of this Chapter II, Part 8, represent the City's application of Coastal Act policies to all of the agricultural evidence in the record of the City's LCP proceedings to date, including not only these amended LUP proceedings, but also the 8 public hearings, 9 study sessions, and 4 combined City Council and Planning Commission meetings conducted by the City prior to March 31, 1981, the many public discussion meetings on the 10 LCP Study Papers which preceded them, the 4 public hearings held through May 5, 1982 by the Central Coast Regional Commission and the State Coastal Commission, and all of the oral and written testimony and other evidence submitted in connection therewith.

That evidence includes, among other things, the following reports and studies:

Agriculture, A Study Paper For Public Review And Comment, Half Moon Bay Local Coastal Program, John M. Sanger & Associates, Inc., July 13, 1979, and additional sources cited therein;

Economic Consideration of California Coastal Agriculture, An Analysis of Feasibility, Acreage Requirements, and Dual Land Use for Selected Crops and Geographic Areas, University of California Cooperative Extension Service, October 1979;

The Important Farm Lands Inventory for the San Mateo County Coastside, Soils Conservation Service of the United States

Department of Agriculture and the State Land Use Task Force of the California Rural Development Committee; and

Inventory and Analysis of Existing and Potential Agricultural Use of Lands Within the City of Half Moon Bay, The Agribusiness Group, October 23, 1981, and additional sources cited therein.

That evidence also includes the oral and/or written testimony of many former and virtually all of the present food and field flower growers and greenhouse operators in the City, many food and field flower growers and greenhouse operators located outside the City in the unincorporated areas of the San Mateo County coastside, representatives of lending institutions familiar with the financial needs and problems of food, field flower, and greenhouse operators in the City and on the coastside generally including Bank of America, San Jose Production Credit Association, and Wells Fargo Bank, members of the Agricultural Advisory Council to the San Mateo County Farm Bureau, San Mateo County Farm Supply, Half Moon Bay Growers Association, and the California Floral Council, agricultural experts such as representatives of The Agribusiness Group, and representatives of such interested groups as the Natural Resources Defense Council, the Loma Prieta Chapter of the Sierra Club, and the Committee for Green Foothills.

The most complete and detailed single source of information about agriculture in the City is The Agribusiness Group Report, which includes a history of the decline of agriculture in the City, and a parcel-by-parcel inventory and analysis of existing and potential agricultural use of lands within the City. The interviews with current and former farmers, flower growers, greenhouse operators, landowners, lenders, and others described in the report accurately reflect the oral and written testimony presented to the City and the Coastal Commission during the LUP proceedings. The findings and conclusions in the report are consistent with and support the findings and conclusions on which the agricultural policies in this Plan are based. The City has relied upon the report in the proceedings before the State Coastal Commission.

In order to establish the data base necessary to adopt agricultural policies consistent with the Coastal Act, the City first identified all of the land within the City currently in some form of agricultural use and all of the vacant land within the City which consists of Class 1, 11 or 111 soils. Of the +1,200 acres included within the City's initial inventory of lands which might be suitable for agricultural use, +430 acres are currently in some form of agricultural use, and +770 acres of vacant lands consist of Class 1, 11 or 111 soils. The remainder of the vacant lands within the City consist of Class IV soils or worse. The various categories of land within the City identified in connection with the preparation of the initial inventory are described in the following tables.

TABLE 8.1

LANDS EITHER EXCLUDED OR INCLUDED
WITHIN INITIAL SOILS INVENTORY

Total Acres Within City	<u>+4,100 Acres</u>
Lands Already Developed Plus Vacant Lands Consisting of Class IV Soils or Worse	<u>+2,900 Acres⁽¹⁾</u>
Lands Currently in Some Form of Agricultural Use Plus Vacant Lands Consisting of Class 1, 11 or 111 Soils	<u>+1,200 Acres</u>
Total Acres Within City	<u>+4,100 Acres</u>

⁽¹⁾Developed lands include existing residential, commercial and industrial uses, public buildings, roads and other improvements, the state beaches and City parks. In addition to the poor quality of their soils, the vacant lands consisting of Class IV soils or worse are unsuitable for agricultural use for all of the reasons set forth in Footnote (3) on the following pages.

TABLE 8.2

INITIAL SOILS INVENTORY

Initial Inventory of Lands Within the City Which Might be Suitable for Agricultural Use	+1,200 Acres
Lands Currently in Some Form of Agricultural Use	
Irrigated Food Production	+ 115 Acres
Irrigated Field Flower Production	+ 225 Acres
Greenhouse/Potted Plant Operations	+ 90 Acres
Subtotal	+ 430 Acres
Vacant Lands Within the City ⁽²⁾ Consisting of Class 1, 11 or 111 Soils	
Class 1 and 11 Soils	+ 295 Acres
Class 111 Soils	+ 475 Acres
Subtotal	+ 770 Acres
Initial Inventory of Lands Within the City Which Might be Suitable for Agricultural Use	
Total	+1,200 Acres

⁽²⁾See footnote (3) on the following pages.

The City then examined each parcel within this initial inventory to determine which parcels actually have some potential for agricultural use. On the basis of its examination and analysis, the City has concluded that the +770 acres of vacant Class I, II and III soils have no potential for agricultural use for a myriad of independent and self-sufficient reasons.⁽³⁾

The City also examined and analyzed each parcel of land within the City currently in some form of agricultural use.

Approximately 115 acres of irrigated farmland is currently being used by six farmers for production of food crops as follows: Artichokes on +62 acres; Brussels sprouts on +25 acres; and greens on +25 acres. Two of the six farmers are owners. The other four are tenant farmers who are able to continue to operate only because their land rents are artificially low since the parcels are restricted to agricultural use. The acreage in production for each operation ranges from a low of +9 acres to a high of +45 acres. Under the best of circumstances, a minimum parcel size of 200 usable acres is required to maintain a commercial vegetable farming operation. The viability of existing agricultural use on each of the six parcels is severely and irreparably limited by conflicts with urban uses such as trespass and vandalism including damage to crops, irrigation equipment, machinery, and fences, caused by local residents and visitors to the State Beaches, their motorcycles, off-road vehicles, horses and dogs, restrictions on the types and methods of application of pesticides and on hours of tractor and machinery operation because of noise and dust, and infestations of the plume moth attracted by the lights of surrounding development.

All of these urban impacts reduce yields while raising costs. None of the six parcels is suitable for agricultural use because of inadequate parcel size, inadequate supplies of affordable irrigation water, low yields and high costs arising from severe urban impacts, and little or no return-on-investment despite entry costs substantially lower than those which would be incurred to establish a new or renewed food production operation today.

⁽³⁾Those reasons include: (1) lack of affordable irrigation water; (2) land preparation costs too high for economically feasible operation; (3) unavailability of necessary financing; (4) high land costs and property taxes; (5) severe urban impacts; (6) inadequate parcel size; (7) no farmers willing to purchase for agricultural use (8) poor drainage; (9) crop-limiting climatic factors; (10) scattered ownerships in existing subdivisions; (11) location within riparian habitats; and (12) inclusion within Wavecrest Restoration Project which has been approved for development by the Commission, the Coastal Conservancy and the City. These reasons are discussed in more detail in the text.

The +225 acres currently in field flower production are divided among eleven parcels and eight operators. Five of the parcels are operated by the owners; and six of the parcels are operated by tenants who are able to continue to operate only because their land rents are artificially low since the parcels are restricted to agricultural use. The acreage in production for each operation ranges from a low of +7 acres to a high of +52 acres. With the exception of the +18-acre field flower operation in the Hester-Miguel, all of the existing field flower operations have been severely and irreparably limited by the same conflicts with urban uses that have severely and irreparably limited the existing food production operations. Most of the eleven parcels are not suitable for agricultural use because of inadequate parcel size, inadequate supplies of affordable irrigation water, low yields and high costs arising from severe urban impacts, and little or no return-on-investment, despite entry costs substantially lower than those which would be incurred to establish new or renewed field flower operations today. A few of the eleven parcels are viable today, based on the low entry costs of the operators and their willingness to continue to farm despite severe urban impacts and marginal net returns. Because of the severity of urban impacts and the low marginal returns to the existing operators, none of these parcels could be sold to a new operator for continued agricultural use. These parcels may continue to be operated by the existing farmers until they retire or until the competitive advantages of other domestic and foreign growing areas become too great.

There are approximately 90 acres of land currently being used for greenhouse/potted plant operations in the City. The greenhouse industry in the City is a viable industry at this time. The existing local operators are concerned about the lack of affordable housing for employees, the high costs of energy which make the operations non-competitive with coastal areas further south, the prospect that future traffic associated with the Ox Mountain refuse disposal site will delay deliveries and interfere with scheduling, and the growing competitive advantages of other domestic and foreign production areas. These advantages include lower land costs, lower water costs, lower heating costs, lower property taxes, fewer building restrictions, and the availability of farm labor housing.

The greenhouse industry in Half Moon Bay consists, without exception, of family operations by second-generation family members. If these operators had to purchase their land and finance their improvements today, none of these operations would be economically feasible. Prospects for future expansion of the greenhouse industry in the City are minimal because of the high costs for land, water, and energy, and the narrow margins on sales which are estimated to be two percent (2%) per dollar of sales by existing operators. New entries would be faced with very high costs that would prevent any return-on-investment. Given the high costs of land, the high costs of building in an urban environment, the high cost and limited availability of water, the narrow profit

margin of existing operators, and the growing competitive advantages of other production areas, expansion of existing operations in the City or the entry of new operators is not likely. There has been no new entry in over 17 years. Present operators regard prospects for further growth of their own operations in the City as minimal. Preferred locations for both new and expanded operations are available outside the City and in other regions.

A successful farming operation requires more than good soil. Other necessary factors include: (1) adequate parcel size to justify mechanization and other economies of scale; (2) ample supplies of good quality low cost irrigation water; (3) a favorable climate; (4) financing for land and equipment acquisition and production costs; (5) local farm support facilities and services; (6) an adequate labor supply; (7) a non-urban location which will permit the use of a wider range of pesticides and aerial applications; (8) freedom from urban impacts such as trespass, vandalism, and neighborhood complaints about noise and dust; and (9) most important of all, a farmer willing to devote the time, energy, and money necessary to operate a parcel. There are some parcels with good soil in the City, and the climate is favorable for some crops. However, few, if any, of the other necessary factors exist for a farming operation in the City.

Without an ample supply of high quality low cost irrigation water, even the best soils in the City are not suitable for agricultural use. All of the wells, streams, and run-off reservoirs that can be used for irrigation water are already being fully used to meet just the minimum requirements of the 340 irrigated acres in production in the City. There is no other source of affordable irrigation water available for the remaining undeveloped acreage within the City. Stream and well water production for the existing operators are declining while pumping costs are rising. At least one former operator has experienced salt-water intrusion. There are no other sources of good quality competitively-priced irrigation water. The cost of a new run-off reservoir would be prohibitive. A minimum storage capacity of at least 1.5 acre feet would be required for each acre in production. A 50-acre foot run-off storage reservoir and related appurtenances could cost as much as \$300,000. The marginal returns to existing operators indicate that agricultural use of lands in the City could not generate the necessary income to finance these costs. Food farmers and field flower growers cannot afford the Coastside County Water District price of approximately \$488 per acre foot, which is 8 to 15 times more expensive than irrigation water elsewhere in California, including Santa Cruz and Monterey Counties. Whether CCWD builds the Crystal Springs pipeline or a dam and reservoir on the coastside, any additional

All reservoir construction previously completed within the City of Half Moon Bay was substantially paid for by the Federal Government - Soil Conservation Service. Construction of new reservoirs, privately financed, would be prohibitive.

supplies will be at least as expensive as existing supplies. Use of reclaimed waste-water would be unacceptable to the State from a health standpoint and to the flower growers from a quality standpoint.

It would also be economically infeasible because of the substantial costs which would be required to build a storage reservoir and distribution system capable of delivering reclaimed waste-water to scattered small parcels. Finally, substantial urban development would be required to produce the additional 1.5 to 5 acre feet per year of reclaimed waste-water necessary to place each additional acre of undeveloped land into production.

Under the best of circumstances, commercial vegetable growers require at least 200 acres of land to achieve the minimum economies of scale required to meet the costs of mechanical equipment and compete in the marketplace. Because urban impacts decrease yields while increasing costs, even larger parcels would be required for food farming operations in the City. There are no parcels this size in the City. A field flower grower might be able to operate viably on a smaller parcel if it is located in a non-urban area and if it is being farmed by a small family-type operator. There are only two such operators left in the City. Their operations have been severely limited by urban conflicts and they have indicated they would relocate if their lands were not presently locked into agricultural use. No new small operators have come into the City in over 17 years.

With but one exception, the viability of all of the existing food and field flower operations in the City has been severely limited by urban conflicts. Fences, equipment, and growing crops are repeatedly damaged or destroyed by trespass, vandalism, and theft, thereby decreasing yields and increasing costs. Given the existing level of urbanization and the existing use of the City's beaches as a regional recreational center, these urban conflicts are irreversible and can be expected to increase. In order to protect human health, the more effective pesticides cannot be used, which further reduces yields. For the same reason, aerial and other efficient methods of pesticide application are prohibited, which further increases costs.

The City lacks the necessary local services and facilities required to support agricultural land use. The City has one automobile dealer who also sells trucks and one farm supply store which relies on a large garden supply clientele to survive. Firms capable of servicing farm equipment do not exist in the City. Marketing facilities are also non-existent. The closest town with agricultural support facilities and services is Watsonville, approximately 75 miles from Half Moon Bay. As a result, the City's farmers and flower growers must pay more for supplies and services.

The financing necessary to buy land, equip a farm or field flower operation, and cover production costs is not available for land in

the City that is restricted to agricultural use. Reasons given by lenders include small parcel size, scarcity and high cost of water, high cost of energy, high costs and low yields arising from restrictions on the use of pesticides, lack of farm labor housing, competitive advantages of other areas, and a history of marginal or negative returns for existing operations.

All of the crops which have been, or are being, grown in the City, including Brussels sprouts, artichokes, field flowers, and potted plants, can be grown in other areas with distinct advantages over the City, including adequate supplies of high-quality competitively-priced water, greater efficiency through larger agricultural units, lower land costs and property taxes, availability of farm labor housing, less urban intrusion, higher yields, fewer restrictions on pesticide use and applications, less restrictive building standards than those necessary in an urban environment, and lower fuel costs in the case of greenhouse/potted plant operations.

Finally, farmers and field flower growers are not willing to invest in food or field flower operations in the City. Land rents paid by those few tenant farmers still operating on leased lands in the City are artificially low because the lands are restricted to agricultural use. At best, landowners like the Matteucci's barely cover property taxes. The net annual return to the Matteucci's for their 12-acre parcel is \$2.68 after the payment of taxes. The land rent received by the L. C. Smith Estate is less than one-half the amount of its annual property taxes. Restriction of their lands to agricultural use would deprive the existing landowners of all value for their properties. Those few tenant farmers still operating in the City are doing so only because their land rents are nominal and because they are farming other lands outside of the City. Since they already own all of the necessary equipment, the return from the leasehold operations need not cover equipment costs. None of these tenant farmers is interested in purchasing land in the City restricted to agricultural use, nor are they willing to make any investment in equipment, irrigation facilities, or other capital improvements. All have indicated that they will continue to operate only so long as their land rents remain nominal. Several have indicated that despite the nominal land rents, their returns may not justify continued operations. None of the leasehold operations has any area economic significance.

The use of land within the City for the production of food crops is no longer feasible. Some of the irrigated acreage currently being used for field flower production is, at the present time, land suitable for agricultural use. However, as the competitive advantages of other production areas increase, the maintenance of field flower production on most of these irrigated prime soils will no longer be feasible. New or renewed field flower production within the City is not feasible. The +90 acres currently being used for greenhouse/potted plant operations is, at the present time, land suitable for agricultural use. However, if the

competitive advantages of other domestic and foreign production areas continue to increase, the existing owner/operators may relocate. Prospects for the expansion of existing greenhouse/potted plant operations are minimal and the entry of new operators is not feasible.

The ability to convert land to alternative uses, should agricultural use be infeasible, is essential in order for field flower growers and farmers to finance continued operations. Lenders will not accept as collateral for loans lands within the City restricted to agricultural use. Many of the existing field flower operators and farmers have indicated a desire to sell their lands and relocate their operations to larger parcels in non-urban areas. However, because their lands are presently restricted to agricultural use, they are unable to do so. If the City were to deny these experienced and willing floricultural operators and farmers the opportunity to sell unsuitable lands at urban values and to use the proceeds to acquire suitable lands and necessary equipment for efficient operations elsewhere, the City would prevent expansion of agricultural production on prime agricultural lands outside of the City without maintaining agricultural production within the City.

There is no "fallow" land within the City (i.e. land which has been plowed but not seeded during a growing season in order to make the soil richer, conserve moisture supply, kill weeds, or otherwise preserve and enhance the land for agricultural use). None of the vacant land in the City, regardless of soils type, is suitable for agricultural use. The land is vacant because it would be economically infeasible to farm.

8.4 Planning Issues

Economic Significance

The only agricultural production in the City of economic significance is floriculture/horticulture, which accounts for about 20% of the total coastside flower production and 98% of the gross value of agricultural production and agricultural employment in the City. Virtually all full-time agricultural employees are in floriculture/horticulture. Direct employment accounts for about 45% of total employment in the City.

The only floriculture/horticulture operations of economic significance are the existing greenhouse/potted plant operations (which are not soils dependent) and those few field flower operations which are viable at the present time because of the low entry costs of the operators and their willingness to continue operations despite marginal returns. Although the existing greenhouse/potted plant operations account for the bulk of both agricultural income and employment in the City, they occupy only

21% of the land currently in production. Floriculture/horticulture is more land and labor intensive than vegetable production.

There is little or no potential for the expansion of existing operations within the City or the entry of new operators. It is the common perception of local operators that location in the City offers no advantages to compensate for the many disadvantages and that other coastal areas outside of the City offer better opportunities.

Conflicts With Habitat and Resource Values

Prior and existing agricultural use of land in the City has caused and is causing direct conflicts with the protection and restoration of riparian habitats and water resources. Stream water diversion, groundwater extraction, and surface run-off of silt and pesticides associated with agricultural use have had a deleterious impact on the maintenance of riparian habitat, and small wildlife and fish populations along and within all major and minor creeks in the City. Extraction of groundwater depletes the aquifers and threatens minimum stream flows. In the past, increased groundwater extraction has caused a drop in the groundwater table and a rise in saltwater intrusion. Vegetable and field flower growers have had to grade to the edge of streams in order to obtain even marginal returns from their operations. Much riparian habitat has been lost due to grading and planting within stream corridors and associated run-off. Any increased agricultural use could have significant adverse impacts on water quality and cliff stability as well as riparian habitat.

The Plan would reduce conflicts between agricultural uses and environmental resources by permitting the conversion of unsuitable lands near riparian habitats to alternative uses which would permit the imposition of development conditions to protect and restore riparian habitats, prohibit stream diversions, and promote groundwater recharge. An example of what can be accomplished is shown by the regeneration of the riparian habitat along Arroyo Canada Verde following termination of a nearby marginal agricultural use many years ago.

Urban/Rural Boundary

The coastside's historical pattern of urbanization makes especially apparent the need for a clearly defined and stable Urban/Rural Boundary to protect prime agricultural lands suitable for agricultural use and to locate development within, contiguous with, or in close proximity to existing developed areas able to accommodate it. The purpose of an Urban/Rural Boundary is to distinguish clearly areas appropriate for additional urban development from areas which should remain in rural uses, including agricultural uses.

A principal determinant in establishing a stable Urban/Rural Boundary is the preservation of those rural lands suitable for agricultural use while permitting reasonable growth within existing urban areas through infilling and proximate outward expansion that conflicts minimally with potential agricultural use of suitable rural lands. To this end, criteria for designating suitable agricultural lands for long term, rather than short term, use are required. Neither an Urban/Rural Boundary alone, nor the imposition of agricultural land use designations, can assure continued production on lands suitable for agricultural use; but each can enhance the potential for continued production.

The City is already an urban area. (See Chapter II, Part 9). Severe urban conflicts have already irreversibly impaired virtually all open field agricultural land use. While it may be feasible to maintain a few of the existing field flower operations in the short term, the existing operators do not foresee any growth. The economics of modern farming require a unit size larger than any available in the City. If expansion is to occur, it will occur in more attractive and less urbanized areas elsewhere.

The proposed Urban/Rural Boundary for Half Moon Bay (shown on the Land Use Plan Map) is the City boundary. The Urban/Rural Boundary is intended to establish limits to future outward urban expansion until such time as all land within the City suitable for development has been developed or committed to other uses. Given the growth potential within the City, no conversion of rural lands outside of the City to urban development is contemplated.

The City boundary will constitute a stable Urban/Rural Boundary which will minimize conflicts between urban land uses within the City and existing or potential agricultural land uses in the unincorporated areas of the San Mateo County coastside. The only parcel of prime agricultural land in the County adjacent to the City limits of sufficient size to constitute a feasible agricultural operation is the Cassinelli parcel adjacent to the southern one-half of the eastern City limits. The Coast Highway and Main Street, with its 200 foot strip, provide a good buffer. The lease under which the tenant farms a portion of the Cassinelli parcel in the County does not include the first 100 feet east of the City limits. In addition, there is more prime agricultural land within the Cassinelli parcel than there is available irrigation water to farm it. Even were a wider buffer zone to be established on the County side of the City limits, the total acreage of prime agricultural land in production would not be reduced. Because the 200 foot strip along Main Street is not

Urbanization has already fatally compromised all but +18 of the +340 acres of irrigated prime soils in the City that in the past had been suitable for agricultural use.

suitable for agricultural use and is contiguous with existing development and all of the public works infrastructure necessary to serve it, a buffer zone on the County side of the City limits would both preserve the maximum amount of prime agricultural land in production consistent with Section 30241 of the Coastal Act and concentrate development consistent with Section 30250(a) of the Coastal Act. The mountain slopes, steep hillsides, and hardy shrubs further north constitute a natural buffer.

The only other parcels of prime agricultural land with available irrigation water immediately adjacent to the City limits are a few scattered small parcels adjacent to the southern portion of Hester-Miguel where Frenchman's Creek and required riparian set-backs constitute an adequate buffer.

There is no agricultural use of County lands adjacent to the northern City limits where urban build-out and the highway constitute obvious boundaries. Were County lands south of the City and east of the Coast Highway suitable for agricultural use, Arroyo Canada Verde and required riparian set-backs would constitute an adequate buffer.

The County lands west of the Coast Highway adjacent to the southern City limits would constitute an adequate buffer if County lands further south were suitable for agricultural use. The land immediately south of the City limits is not suitable for agricultural use. It consists of Class III soil and has no available source of irrigation water. Nevertheless, because this land is designated Planned Agricultural District in the County's certified LCP, the City, with the consent of the owner of the land immediately north of the southern City limits, will impose as a condition to permitted development the establishment of a buffer zone along the southern City limits adequate to preserve the potential for agricultural use of the adjacent County land. (See Chapter 2, Part 9.3.7).

Establishment of the City boundary as the Urban/Rural Boundary will assure that future urban development occurs within the City and does not encroach on lands outside of the City suitable for agricultural use. In accordance with Coastal Act policies, future development will be concentrated within the City, and the City boundary will constitute a stable Urban/Rural Boundary.

Agricultural Phasing

The land use designations and agricultural policies in this Plan establish a logical scheme for phasing the conversion to urban use of lands currently in some form of agricultural use. The phasing scheme is not based on an arbitrary time frame, but rather on the actual needs and capabilities of the City. Subject to the availability of the necessary public works infrastructure and the

phasing policies elsewhere in this Plan, those lands which are clearly no longer suitable for agricultural use have been designated for development on the Land Use Plan Map and will be developed first. Subject to the minimum time frames established by Policy 8-5, those lands designated Urban Reserve because they now may be, or very shortly can be expected to be, unsuitable for agricultural use, will be developed only after substantial build-out of the lands designated for development on the Land Use Plan Map. Those lands designated Open Space Reserve because continued agricultural use may remain viable for the short term will be developed only after all of the remaining lands in the City suitable for development have been developed or committed to other uses. Finally, those lands designated Floriculture/Horticulture Business because continued agricultural production is likely to remain feasible for the long term will be maintained in agricultural production for the foreseeable future in order to assure the protection of the area's agricultural economy.

Maintenance in Production of the Maximum Amount of Land Suitable for Agricultural Use

In order to assure the protection of the area's agricultural economy, the City's Agricultural Phasing Program will (a) encourage the long-term maintenance of agricultural production on those lands designated Horticulture Business and (b) encourage the maintenance of agricultural production for as long as possible on the lands designated Open Space Reserve and Urban Reserve by prohibiting conversion of Open Space Reserve lands to urban uses until all of the developable lands within the City have been developed, and by prohibiting conversion of Urban Reserve Lands to urban uses (i) for a minimum period of 10 years or (ii) until substantial development has occurred in areas designated for development on the Land Use Plan Map, whichever is longer. Tables 8.3 and 8.4 compare the acreage within the foregoing reserve categories with the acreage currently in some form of agricultural use.

Horticulture Business

In order to assure the long-term maintenance of the only agricultural production in the City of any area economic significance, the City has designated as Floriculture/Horticulture Business a total of +139 acres. Of the 315 acres currently in greenhouse/potted plant operations and field flower production, +101.3 acres, or approximately 32%, have been designated as Floriculture/Horticulture Business. This figure includes +79 acres currently in greenhouse/potted plant operations and +22.3 acres currently in field flower production. Although the existing greenhouse/potted plant operators and field flower growers do not foresee expansion within the City, in order to preserve the potential for expansion, the City has designated as

Floriculture/Horticulture Business an additional +37.7 acres which are not now in production, +21 acres of which are owned by existing greenhouse/potted plant operators, and +12.1 acres of which are owned by existing field flower growers. Lands designated Floriculture/Horticulture Business may be used only for open field agricultural production, nurseries and greenhouses.

The City has designated all of the lands suitable for long-term agricultural use as Floriculture/Horticulture Business. The remaining undeveloped lands within the City are unsuitable for long-term agricultural use. Since these lands are located within, contiguous with, or in close proximity to, existing developed areas, and since their development would serve to complete logical and viable neighborhoods and contribute to the establishment of a stable Urban/Rural Boundary, their eventual development is consistent with Coastal Act Sections 30241, 30242 and 30250(a).

Open Space Reserve

Nevertheless, since some of these lands may be able to continue in agricultural use for the short term, provided the existing operators are willing and competitive disadvantages do not become too severe, the City has designated as Open Space Reserve +73.6 acres, or approximately 17%, of the lands currently in some form of agricultural use. This figure includes +41.4 acres, or approximately 13%, of the +315 acres currently devoted to greenhouse/potted plant operations and fieldflower production, and +32.5 acres, or approximately 28%, of the +115 acres currently devoted to vegetable production. The City has also designated as Open Space Reserve an additional +8.8 acres not now in production, which constitutes a portion of a single +25.5 acre parcel, the remainder of which is currently devoted to field flower production. Lands designated Open Space Reserve may not be converted to urban uses until all other land in the City suitable for development has been developed or committed to other uses. The Open Space Reserve land use designation is consistent with the policy of the Coastal Act to develop available lands not suited for agriculture prior to the conversion of agricultural lands.

Urban Reserve

Even though they may no longer be suitable for even short term agricultural use, the City has designated as Urban Reserve another +105.8 acres, or approximately 25%, of the lands currently in some form of agricultural use. This acreage, all of which is devoted to field flowers, constitutes approximately 34% of the +315 acres of land in the City currently devoted to greenhouse/potted plant

The City has designated as Open Space Reserve a total of +797 acres.

operations or field flower production. The City has also designated as Urban Reserve an additional +19.08 acres owned by existing field flower growers but not now in production, for a total of +124.88 acres. Lands designated Urban Reserve include those open field flower operations clearly within the perimeter of existing urban development. They constitute a logical reserve for infill development after substantial development has been accommodated on lands designated for new development on the Land Use Plan Map. Lands designated Urban Reserve which are subject to Williamson Act contracts may not be converted to urban uses until expiration of the contract. The City will not consent to cancellation of a Williamson Act contract. Other lands designated Urban Reserve may not be converted to urban uses for a period of at least ten years from the effective date of this Plan. Regardless of the expiration of a Williamson Act contract or the passage of the ten year period, lands designated Urban Reserve will not be permitted to convert to urban uses until substantial development has occurred in areas designated for development on the Land Use Plan Map.

Lands Designated For Development

Of the +430 acres of land within the City currently in some form of agricultural use, +149.9 acres, or approximately 35%, are designated for development on the Land Use Plan Map. All of this acreage is either wholly surrounded by or contiguous with high density residential development and urban impacts have become intolerable.

Greenhouse Development

Under the Coastal Act, greenhouse production is both an agricultural activity and a type of development. As a form of development, its impacts on soil productivity, preservation of the area's agricultural economy, and impacts on coastal water, habitat, and scenic resources must be considered. The significance of greenhouse production to the City and County agricultural economy is well-documented. Therefore, it is important to protect greenhouse/potted plant operations to maintain that economic base. The Plan attempts to address the most critical single issue for the greenhouse/potted plant operators: an adequate high-quality water supply. Assurance of adequate water for continued operations should enhance conditions for maintenance of the existing greenhouse/potted plant operations in Half Moon Bay. Greenhouses, however, raise other Coastal Act issues which must be addressed by the Plan.

Greenhouse development, like other development, has an impact on water run-off, affecting levels of groundwater recharge and water quality. Due to the high cost of water, much of the water used in

greenhouses is recycled for additional use. In addition, the Plan reduces the likelihood of any significant additional impact by limiting expansion of greenhouses to parcels already committed to greenhouse use, consistent with operators' indications of future potential requirements.

The existing greenhouse/potted plant operations will be protected and encouraged to continue as a mainstay of the City's economic base by means of the Floriculture/Horticulture Business designation. This designation is consistent with the semi-industrial nature of such operations.

The industrial appearance of greenhouses, as viewed from Highway 1, other public ways, and recreational areas, must be considered in terms of Coastal Act scenic area objectives. Design approval is not currently required by the City for such developments. The plan provides for design review and landscaping or alternative methods to mitigate the visual impacts of all new greenhouse structures and additions. Since the existing locations of greenhouses, to which future expansion will be limited, do not involve substantial visual intrusions into scenic corridors or obstruct coastal views, any expanded use is not expected to conflict with scenic values, given landscaping requirements. Greenhouses also have a symbolic visual place in the City due to their significance to the local economy.

TABLE 8.3

COMPARISON OF AGRICULTURAL PHASING
PROGRAM TO LANDS CURRENTLY IN SOME
FORM OF AGRICULTURAL USE

Lands Currently in Some Form of Agricultural Use	<u>Acres</u>
Greenhouse/Potted Plants	90
Field Flowers	225
Vegetables	<u>115</u>
Total Land in Some Form of Agricultural Use	430
Agricultural Phasing Program	
Horticulture Business	139
Urban Reserve	125
Open Space Reserve(1)	<u>83</u>
Total Land in Agricultural Phasing Program	347

(1) The City has designated as Open Space Reserve a total of +797 acres. This table excludes from Open Space Reserve for the purposes of this comparison +723.4 acres which are designated Open Space Reserve in the Land Use Plan (see Table 8.4).

TABLE 8.4

COMPARISON OF ALL LANDS IN A RESERVE CAPACITY
IN THE LAND USE PLAN WITH LANDS CURRENTLY
IN SOME FORM OF AGRICULTURAL USE

	<u>Acres</u>
Lands Currently in Some Form of Agricultural Use	430
Land in a Reserve Capacity in The Land Use Plan	
Horticulture Business	129
Urban Reserve	125
Open Space Reserve	<u>797</u>
Total Land in a Reserve Capacity	1051

8.5 Policies

Policy 8-1:

The City recognizes agriculture as a valuable economic resource to the region. The maintenance of the City's economic base partially depends on the continued strength of the horticulture industry.

Policy 8-2:

The City will not consent to cancellation of Williamson Act contracts of lands designated Urban Reserve prior to the expiration of the contract in accordance with State law.

Policy 8-3:

The City will continue to offer agriculture preserve status and Williamson Act contracts to those owners desiring to maintain agricultural use within the City.

Policy 8-4:

The City will phase development so as to maintain land in field flower production as long as feasible (as defined in Section 30108 of Coastal Act).

Policy 8-5:

Lands designated Urban Reserve on the Land Use Plan Map shall not be eligible for development approval and shall not receive a permit for development, other than for uses permitted under the designation Urban Reserve, except upon the happening of one of the following conditions:

- (a) In the case of land which is within an agricultural preserve and subject to a Williamson Act contract as of July 1, 1980, expiration of the Williamson Act contract.
- (b) In the case of land which is not subject to a Williamson Act contract, the expiration of 10 years from the effective date of this Plan.

Policy 8-6:

Lands designated Open Space Reserve on the Land Use Plan Map shall not be eligible for development approval and shall not receive a permit for development, other than for uses permitted under the designation Open Space Reserve, unless and until there are no alternative areas appropriate for infilling within the City for the

proposed use and no division of such lands shall be permitted until development approval is obtained pursuant to this policy.

Policy 8-7:

The City will designate existing greenhouse developments, those open field irrigated operations which are most likely to remain viable for the long term, and areas within the same ownerships as Horticulture Business, in order to protect, maintain, and accommodate the needs of floriculture as a significant part of the City's economy.

Policy 8-8:

The City will aggressively support expansion of water supplies necessary and suitable for horticulture with reservation of required amounts to meet expected needs. (See Public Works, Section 10, p. 171).

Policy 8-9:

All new greenhouse projects, both additions and new projects, shall be subject to design review and approval.

Policy 8-10:

No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential.

Policy 8-11:

Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of the greenhouse structures and parking areas within five years of project completion, provided that screening of greenhouse shall not be necessary if set back at least 100 feet where abutting a public street and the setback area is in agricultural use.

Policy 8-12:

The Urban/Rural Boundary shall be the City Limit boundary of the City of Half Moon Bay.

Policy 8-13:

The City will support the Coastal Conservancy and other public or private agencies in their efforts to implement agricultural enhancement programs. These programs may include but are not limited to:

Coastal Conservancy purchase of development rights or fee interest in agricultural lands from willing sellers.

Transfer of development credits among willing property owners.

Direct support and improvement of agricultural operations by partial site development where this is permitted by the LUP.

Deferral of in-lieu fees (i.e. parks and recreation) on those lands remaining in agricultural use where partial site development occurs.