

Public Works Policy Comparison Table

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<i>General Policies</i>	
<p><u>3-1. Infrastructure Capacity.</u> Design and limit new or expanded public infrastructure, including water, sewer, and transportation facilities to accommodate needs generated by development or uses permitted consistent with this Land Use Plan and the goals of the Coastal Act. Require the development of new or expanded public infrastructure facilities to be phased such that capacities are limited to serving needs generated by development consistent with the policies of this Land Use Plan and are sized with safety margins so as to be resilient during periods of high demand or emergency conditions, but not as capacity that would support additional development.</p>	<p><u>Original LUP Policy 10-3:</u> The City shall limit development or expansion of public works facilities to a capacity which does not exceed that needed to serve build-out of the Land Use Plan, and require the phased development of public works facilities in accordance with phased development policies in Section 9 and the probable capacity of other public works and services.</p>
<p><u>3-2. LCP and General Plan Conformance.</u> Require special districts, public utilities, and other government agencies carry out public works projects in conformance with the City’s Local Coastal Program and General Plan.</p>	<p><u>Original LUP Policy 10-2:</u> As a condition of permit approval, special districts, public utilities, and other government agencies shall conform to the City’s zoning ordinance and the policies of this Plan.</p>
<p><u>3-3. Monitor Growth and Infrastructure Capacity.</u> Monitor and provide public reports regarding growth, including residential and non-residential development, infrastructure capacity, and any changed conditions that may affect growth, infrastructure capacity, or the regulatory requirements associated with infrastructure and development, every three years.</p>	<p><u>Original LUP Policy 9-2:</u> The City shall monitor annually the rate of build-out in categories designated for development. If the rate of build-out exceeds the rate on which the estimates of development potential for Phase I and Phase II in the Plan are based, further permits for development or land divisions shall not be issued outside existing subdivision until a revised estimate of development potential has been made. At that time the City shall establish a maximum number of development permits to be granted each year in accordance with expected rates of build-out and service capacities. No permit for development shall be issued unless a finding is made that such development will be served upon completion with water, sewer, schools, and road facilities, including such improvements as are provided with the development. (See Table 9.3).</p>

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<p><u>3-4. Coastal Act and Local Priority Land Uses.</u> In the event that growth and capacity monitoring indicate that water supply or sewer capacity will not be adequate to support growth to the 2040 planning horizon, the City shall establish a public works capacity allocation process. In all cases, Coastal Act priority land uses shall be prioritized. The following tiering shall guide the process for allocation of water supply and sewer capacity for all uses: Tier 1) Coastal Act priority uses; followed by Tier 2) Affordable housing as a local priority land use; and followed by Tier 3) Non-priority uses.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-5. Coastal Development Permit for Public Works.</u> Require a Coastal Development Permit from any public utility, government agency, or special district wishing to undertake any development in the City, other than for development that is not explicitly exempt consistent with the LCP and Coastal Act. State Universities and Colleges and development on public trust lands or tidelands as described in Section 30519 (b) of the California Coastal Act are also exceptions.</p>	<p><u>Original LUP Policy 10-1:</u> After certification of the LCP, the City shall require a permit from any public utility, government agency, or special district wishing to undertake any development in the City, with the exceptions of State Universities and Colleges and development on public trust lands or tidelands as described in Section 30519 (b) of the California Coastal Act.</p>
<p><u>3-6. New Development Requirements and Findings.</u> Require that all new urban development have available water and sewer services and access from a public street or over private streets to a public street. Prior to issuance of a development permit, the approving authority shall make the finding that such development will be served upon completion with water, sewer, schools, and road facilities, including such improvements as are provided with the development. Lack of available services or resources shall be grounds for denial of the project or reduction in the maximum potential density otherwise indicated in the Land Use Plan.</p>	<p><u>Original LUP Policy 9-4:</u> All new development, other than development on parcels designated Urban Reserve or Open Space Reserve on the Land Use Plan Map permitted while such designations are effective, shall have available water and sewer services and shall be accessed from a public street or shall have access over private streets to a public street.</p> <p>Prior to issuance of a development permit, the Planning Commission or City Council shall make the finding that adequate services and resources will be available to serve the proposed development upon its completion and that such development is located within and consistent with the policies applicable to such an area designated for development. The applicant shall assume full responsibility for costs incurred in the service extensions or improvements that are required as a result of the proposed project, or such share as shall be provided if such project would participate in an improvement</p>

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	or assessment district. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the Land Use Plan. (See Table 10.3).
<p><u>3-7. System Improvements.</u> Allow system improvements to occur to address health and safety needs such as replacing aging infrastructure, ensuring sufficient water capacity for fire flow, improving system capacity to prevent sewer overflows, requiring green infrastructure in public and private development projects so that they will not contribute to erosion, sedimentation, or flooding, and providing passing lanes for emergency vehicles. Such improvements shall not be considered growth inducing if they are intended to address health, safety, and changing design standards.</p>	New 2019 Planning Commission Public Draft Policy
<p><u>3-8. Substantially Undeveloped Areas.</u> Do not provide municipal services including water, sewer, and roads to substantially undeveloped areas in advance of approval for urban development, except for services required for restoration, agriculture, and recreational uses. In the case of Planned Developments, provide services only for those uses allowed in advance of master plan approval, or any other use specifically provided for in the Land Use Plan, in advance of urban development.</p>	<p><u>Original LUP Policy 10-5:</u> The City shall confine urban level services provided by governmental agencies, special districts, or public utilities to areas approved for urban development, except for water and sewer services required for recreational uses and road improvements provided for in the Plan.</p>
<p><u>3-9. Timing for New or Expanded Public Works Facilities.</u> The timing and amount of new or expanded public works facilities or capacities shall be determined by:</p> <ol style="list-style-type: none"> a. Considering the carrying capacity of the Planning Area and public works capacities as a whole; b. Providing capacity incrementally to support a phased buildout of the land use plan; c. Prioritizing sustainable infrastructure and development that is protective of the environment and conserves resources; d. Anticipating the public works capacity for buildout of the Town Center; e. Considering if existing capacity has been consumed or will be consumed within the time required to construct additional capacity; f. Considering the availability of related public works to establish whether capacity increases would overburden the existing and probable future capacity of other public works; 	New 2019 Planning Commission Public Draft Policy, San Mateo County LUP Policy 2.9

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<p>g. Considering the availability of public funds for public works improvements that benefit existing development, with private funds required for improvements needed for new development; and</p> <p>h. Coordinating with the County of San Mateo to take into consideration the policies of the certified Midcoast Local Coastal Program.</p>	
<i>Water System Policies</i>	
<p><u>3-10. Water System Capacity Monitoring.</u> Request CCWD to monitor and provide public reports of the actual amount of water consumption by land use, both priority and non-priority, and to annually inform the City of water consumption, current system capacity, surplus available to new users, scheduling for capacity increases.</p>	<p><u>Original LUP Policy 10-8:</u> The City shall request the Coastside County Water District to annually inform the City of current system capacity, surplus available to new users, and scheduling for a Crystal Springs pipeline or other capacity increases.</p>
<p><u>3-11. Phased Development of Water Supply Facilities.</u> Support phased development of water supply facilities (chiefly pumping stations and water treatment facilities) so as to minimize the financial burden on existing residents and avoid growth-inducing impacts, so long as adequate capacity is provided to meet City needs in accordance with the development policies and allocations for priority uses including agriculture, horticulture, habitat restoration, and public recreation.</p>	<p><u>Original LUP Policy 10-10:</u> The City will support phased development of water supply facilities (chiefly pumping stations and water treatment facilities) so as to minimize the financial burden on existing residents and avoid growth-inducing impacts, so long as adequate capacity is provided to meet City needs in accordance with the phased development policies (including expected development to the year 2000) and allocations for floriculture uses.</p>
<p><u>3-12. Domestic Water Supply Quality.</u> Maintain the quality of the domestic water supply. Require that the quality of new water supplies is at least as high as existing supplies.</p>	<p><u>Original LUP Policy 10-11:</u> The City will support expansion of water supplies by those sources and methods which produce the highest quality water available to the area in order to assure the highest possible quality of water to horticulture. All such supplies shall, at minimum, meet potable water standards for domestic use and the highest practicable quality for floriculture.</p>
<p><u>3-13. Emergency Water Supply and Capacity.</u> Request that CCWD monitor and provide public reports regarding the maintenance and condition of the water supply and system capacity to provide adequate fire flow and storage capacity for at least a minimum 3-day emergency water supply. Increases in water supply, system conveyance capacity, and storage capacity that support emergency risk management are not to be used to support development.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>

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<p><u>3-14. Reserve Water Supply for Priority Uses.</u> Utilize established water connections by category to effectively reserve water supply for Coastal Act priority land uses as follows: Tier 1) Coastal Act priority uses: Priority water connections Tier 2) Affordable housing: Water connections reserved for affordable housing Tier 3) Non-priority uses: Non-priority water connections. If a determination is made that water supply is insufficient for priority Coastal Act uses based on the results of annual monitoring reports from CCWD, establish a reservation system and limit planning entitlements accordingly to ensure water supply for priority Coastal Act uses. Coordinate with San Mateo County to ensure water supply for priority uses in the entire Coastside County Water District service area.</p>	<p><u>Original LUP Policy 10-13:</u> The City will support and require reservation of water supplies for each priority land use in the Plan, as indicated on Table 10.3 for build-out, and shall monitor and limit building permits accordingly. The amount to be reserved for each phase of water supply development shall be the same percentage of capacity for priority uses as that needed at build-out, until a determination is made that a priority use need is satisfied by the available reservation.</p>
<p><u>3-15. Water Connection Allocation Process for Proposed Development.</u> Consult with CCWD to establish a process for allocating water connections for development proposals that includes temporary conditional reservations for development proposals contingent on entitlement review, selling connections after entitlements are granted, and expiring or otherwise returning connections to the district’s inventory if the development does not proceed within as established period of time.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-16. Water Connections for New Development.</u> New development of non-priority uses within the urban boundary shall require a connection to the Coastside County Water District system.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-17. New Water Connections.</u> If CCWD obtains a coastal development permit or permit amendment approving an increase in water supply or distribution capacity to provide additional service connections in excess of limitations imposed by conditions of approval for the Crystal Springs Phase 1 coastal development permit, the City shall encourage CCWD to sell connections according to Policy 3-15, and to not sell connections in advance of development proposals.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-18. New Public Wells.</u> If new or increased well production is proposed to increase public water supply, require that: a. Water quality be adequate, using blending if required, to meet the water standards of Policy 3-12.</p>	<p><u>Original LUP Policy 10-14:</u> If new or increased well production is proposed to increase supply, the City shall require that: (a) Water quality be adequate, using blending if required, to meet the water standards of Policy 10-12.</p>

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<p>b. Wells are installed under inspection according to requirements of the State and County Departments of Public Health.</p> <p>c. The amount pumped be limited to a safe yield over time which will not impact agricultural water use or water-dependent sensitive habitats including riparian habitats, wetlands, and marshes.</p> <p>d. Base the safe yield and pumping restriction on studies conducted by a person agreed-upon by the City and the applicant which shall (1) prior to the granting of the permit, examine the geologic and hydrologic conditions of the site to determine a preliminary safe yield which will not adversely affect a water-dependent sensitive habitat, including groundwater levels, potential for seawater intrusion or other potential effects of sea level rise; (2) during the first year, monitor the impact of the well on groundwater and surface water levels and quality and plant species and animals of water-dependent sensitive habitats to determine if the preliminary safe yield adequately protects the sensitive habitats and what measures should be taken if and when adverse effects occur.</p> <p>e. If periodic monitoring shows impacts to safe yield, agricultural water use or water-dependent sensitive habitats, the pumping rate shall be reduced until it is clear that such impacts are not occurring and will not occur in the future.</p>	<p>(b) Wells are installed under inspection according to requirements of the State and County Departments of Public Health.</p> <p>(c) The amount pumped be limited to a safe yield factor which will not impact water-dependent sensitive habitats, riparian habitats, marshes, and agricultural water use.</p> <p>(d) Base the safe yield and pumping restriction on studies conducted by a person agreed-upon by the City and the applicant which shall (1) prior to the granting of the permit, examine the geologic and hydrologic conditions of the site to determine a preliminary safe yield which will not adversely affect a water-dependent sensitive habitat; (2) during the first year, monitor the impact of the well on groundwater and surface water levels and quality and plant species and animals of water-dependent sensitive habitats to determine if the preliminary safe yield adequately protects the sensitive habitats and what measures should be taken if and when adverse effects occur.</p>
<p><u>3-19. New Private Wells.</u> New private wells may only be permitted for certain priority uses when necessary, including agriculture and agriculture compatible uses, agricultural worker housing associated with agricultural uses, and coastal dependent land uses such as habitat restoration and public recreation. New private wells for non-priority uses may not be permitted unless they are replacing wells in the case of well failure or municipal water service cannot be extended to the development site. New private wells shall be subject to the same requirements for safe yield and other standards of Policy 3-18. Conditions of approval shall require an agreement that the new private well(s) shall be made available for municipal use in the event of an emergency as necessary.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-20. Siting of Wells and Water Intake Facilities.</u> Identify opportunities to relocate wells and water intake facilities away from hazards and/or areas where falling groundwater levels or seawater intrusion may occur. Require new wells to be sited away from areas where seawater intrusion could occur.</p>	<p>2016 First Public Draft Policy, Sea Level Rise Vulnerability Assessment</p>

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<p><u>3-21. Priority Water to Support Agriculture and Horticulture.</u> Support the continued viability of agriculture and horticulture operations by maintaining agriculture as a Coastal Act priority use qualifying for priority water connections.</p>	<p><u>Original LUP Policy 10-12:</u> The City will support equal water rates for agricultural users and residents.</p> <p><u>Original LUP Policy 10-15:</u> The City will encourage the use by Coastside County Water District of user fees and standby fees to assure the availability of water to horticulture without assessment for water supply facilities designed to serve urban users.</p>
<p><u>3-22. Recycled Water.</u> Support the establishment of a sustainable recycled water supply system. Prioritize recycled water for horticulture and agriculture use and ensure that recycled water meets or exceeds water quality standards for use by local horticulture, agriculture, and agriculture compatible uses.</p>	<p><u>Original LUP Policy 10-16:</u> The City will support pricing of reclaimed water at an economic level beneficial to all parties concerned.</p>
<p><i>Sewer Facilities Policies</i></p>	
<p><u>3-23. Sewer System Capacity Monitoring.</u> Coordinate with the Sewer Authority Mid-Coastside and the SAM JPA agencies to monitor and provide public reports of the treatment capacity of the SAM sewer treatment plant as compared to incoming flows at least every three years.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-24. Sewer Treatment Plant Facilities Expansions.</u> Prioritize development of a recycled water treatment facility. Consider phased increases in capacity of the Half Moon Bay collection system and SAM treatment plant concurrently with development of recycled water treatment facility. Capacity expansions shall provide for, but not exceed, the amount required to support development capacity of the City’s Land Use Plan and any other district within the Coastal Zone participating in the provision and utilization of sewage treatment facilities. If plant expansion is a regulatory requirement, it may proceed in advance or independently of establishment of a recycled water facility.</p>	<p><u>Original LUP Policy 10-17:</u> The City will support and permit an increase in capacity of Half Moon Bay and/or Sewer Authority Mid-Coastside Sewage Treatment Plant and related facilities to provide for, but not exceed, the amount required to support build-out of Land Use Plan of the City and any other district within the Coastal Zone participating in the provision and utilization of sewage treatment facilities, with an ultimate allocation to the City of a share of capacity not less than its share of build-out permitted under the City Coastal Land Use Plan for the area currently within the City's service area. The area identified as being within the Urban/Rural Boundary by the Land Use Plan is the sewer service area for Phase 1 Sewer Authority Mid-Coastside Development.</p>

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<p><u>3-25. Phased Improvements to Treatment Plant.</u> Support and require phasing of treatment plant improvements to minimize the financial burden on existing residents, to avoid growth-inducing impacts not consistent with the development policies in the Land Use Plan. Consult with San Mateo County when determining the timing and capacities of service expansion.</p>	<p><u>Original LUP Policy 10-18:</u> The City will support and require phased development of the treatment plant to minimize the financial burden on existing residents, to avoid growth-inducing impacts not consistent with the phased development policies in the Plan and consult with San Mateo County when determining the timing and capacities of service expansion.</p>
<p><u>3-26. Reserve Sewer Treatment Capacity for Priority Uses.</u> Within three years of certification of the Land Use Plan update, and every three years thereafter, the City Engineer shall establish if there is adequate sewer system capacity for Coastal Act priority uses. Reserve sewer capacity for Coastal Act priority land uses and prioritize capacity for all land uses according to the following tiers: Tier 1) Coastal Act priority uses Tier 2) Affordable housing Tier 3) Non-priority uses If determined necessary, establish a reservation system and limit planning entitlements accordingly to ensure capacity for Coastal Act priority uses. Coordinate with Sewer Authority Midcoast, Granada Community Services District, County of San Mateo, and other applicable agencies to ensure capacity for priority uses.</p>	<p><u>Original LUP Policy 10-21:</u> The City will reserve sewage treatment capacity for priority land uses as provided on Table 10.4. The amount to be reserved for each phase of sewage treatment capacity shall be the same percentage of capacity for priority uses as that needed at build-out, until a determination is made that a priority use need is satisfied by the available reservation.</p>
<p><u>3-27. Treatment Plant Vulnerability.</u> Support vulnerability studies for the SAM treatment plant to determine risk of aging infrastructure and coastal hazards including erosions and sedimentation, flooding, storm surges, and sea level rise. Studies should address the longevity of the treatment plant and options for protection, retreat or relocation.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-28. Infiltration and Inflow.</u> Support efforts of SAM and the GCSD to monitor and reduce infiltration and inflow (I/I) within City limits to avoid impacts to PWWF over the planning horizon of this Land Use Plan.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-29. Sewer Service District Study.</u> Study SAM JPA agency structure and operations and consider establishing new boundaries between agencies or consolidating agencies if it would be supportive to performance, coordination, organization efficiency, or other goals agreed upon by the JPA member agencies.</p>	<p><u>Original LUP Policy 10-20:</u> The City may extend its sewer service boundary to include that part of the City of Half Moon Bay within the Granada Sanitary District, provided that (1) the corresponding share of outfall and treatment plant capacity allocated for growth in such area is transferred to the City; (2) the area is detached from the</p>

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	Granada Sanitary District; and (3) an agreement is reached between the City and the District regarding transfer of facilities, equipment, other assets, and corresponding obligations.
<p><u>3-30. Sewer Connections for New Development.</u> Sewer connections are required for new development in areas designated for urban development on the Land Use Plan Map, with the exception of connections required to serve priority land uses including farm worker housing, greenhouses, equestrian facilities, and other commercial or public recreation uses.</p>	<p><u>Original LUP Policy 10-22:</u> Sanitary sewer connections shall be limited to areas designated for urban development on the Land Use Plan Map, with the exception of connections required to serve priority land uses, including on-farm residences, greenhouses, equestrian facilities, and other commercial recreation, and public recreational uses.</p>
<p><u>3-31. Treatment Plant Improvements.</u> Additions and improvements to the Half Moon Bay Treatment Plant shall be designed and screened to control noise and odor, and minimize impacts to air quality and scenic quality affecting the surrounding residential, recreational, and habitat areas.</p>	<p><u>Original LUP Policy 10-23:</u> Prior to construction or additions to the Half Moon Bay Treatment Plant, SAM shall submit a plan for noise and odor control that mitigates potential impact on air quality or ambient noise levels affecting surrounding areas of residential or recreational use.</p>
<p><u>3-32. Existing Septic Systems.</u> Existing septic systems may be maintained and improved for health and safety purposes. Encourage conversion of existing septic systems to the municipal sewer system as it becomes available and feasible for existing priority and non-priority development. Where an existing non-priority use on septic is proposed for redevelopment, require connection to the municipal sewer system and restoration of the septic system area including septic field and downstream flow areas. Where a new priority use is proposed to rely on an existing septic system, require a coastal development permit which includes a soils analysis subject to review by applicable agencies consistent with Policy 3-34 to ensure there is sufficient capacity for wastewater percolation and treatment without impacts to groundwater and provides for concurrent public review.</p>	<p>New 2019 Planning Commission Public Draft Policy</p>
<p><u>3-33. New Private Sewer Systems.</u> New private sewer systems may only be permitted for priority uses when necessary, including agriculture, agriculture compatible uses, agricultural worker housing associated with agricultural uses, and coastal dependent land uses such as habitat restoration and public recreation. New private sewer systems for non-priority uses</p>	<p>2016 First Public Draft Policy</p>

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<p>may not be permitted unless municipal sewer service cannot be extended to the development site. In such cases where private sewer systems are necessary, serviced vaulted systems are preferred to septic systems and required where feasible.</p>	
<p><u>3-34. Soil Analysis for New Septic Systems.</u> Require applications for new priority-use development relying on private septic systems to include a soils analysis and percolation test report, according to the following procedure:</p> <ol style="list-style-type: none"> a. Soils analysis shall be conducted by a California Registered Geotechnical Engineer or a California Registered Civil Engineer in the environmental/geotechnical field and the results expressed in United States Department of Agriculture classification terminology. Percolation tests shall be conducted by a California Registered Geologist, a California registered Geotechnical Engineer, a California Registered Civil Engineer, or a California Registered Environmental Health Specialist. b. The report shall analyze the absorption characteristics of the soil and the potential for impacts of the proposed septic system on groundwater level, quality of nearby surface waters and habitat areas, and slope stability. <p>Where it is shown that the soils do not have acceptable absorption characteristics or that the septic system would negatively impact groundwater, nearby surface waters or habitat areas, or slope stability, the private septic system shall not be allowed.</p>	<p>2016 First Public Draft Policy</p>
<p><u>3-35. Septic Systems Operations.</u> Ensure that existing and new private septic systems are sited, designed, installed, operated, monitored and maintained to:</p> <ol style="list-style-type: none"> a. Avoid contributing nutrients and pathogens to groundwater and/or surface waters; b. Avoid areas that have poorly or excessively drained soils, nonporous paving or surface covering, shallow water tables or high seasonal water tables that are within floodplains, or where effluent cannot be adequately treated before it reaches streams or the ocean; c. Include adequate buffers to avoid impacts to ESHA and water quality from potential seepage, grading and site disturbance, and the introduction of increased amounts of water; d. Include protective separation distances between system components, building components, property lines, and groundwater; e. Be in full compliance with building and plumbing codes, and the requirements of the RWQCB; 	<p>2016 First Public Draft Policy</p>

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f. Require mitigation in the event that compliance is not met; and g. Require that the system be upgraded or replaced to achieve compliance; or decommissioned if it cannot.	
<i>Stormwater System and Management Policies</i>	
<u>3-36. Stormwater System Capacity and Monitoring.</u> Use the goals and policies of the City’s Storm Drain Master Plan and Green Infrastructure Plan to monitor and improve the capacity and hydrologic function of the City’s stormwater system.	New 2019 Planning Commission Public Draft Policy
<u>3-37. Storm Drain Master Plan.</u> Support updating and implementing the City’s Storm Drain Master Plan consistent with Land Use Plan policies to manage and address watershed restoration opportunities, erosion and sedimentation, lowered ground water tables, flooding issues, and aging stormwater infrastructure.	New 2019 Planning Commission Public Draft Policy
<u>3-38. Green Infrastructure Plan.</u> Complete the Green Infrastructure Plan to include design approaches consistent with Land Use Plan policies to improve the City’s stormwater system and management practices.	New 2019 Planning Commission Public Draft Policy
<u>3-39. One Water.</u> Collaborate with Coastside County Water District and the Sewer Authority Mid-Coastside to consider the potential applicability of a One Water approach to the City’s water systems management.	New 2019 Planning Commission Public Draft Policy
<u>3-40. Stormwater Basin Management.</u> Require low impact development, site control measures, and other means to manage stormwater flows and improve water quality within all of the City’s stormwater basins. Support public funding and implementation of green infrastructure and stormwater management projects in anticipation of Town Center development and redevelopment projects.	New 2019 Planning Commission Public Draft Policy
<i>Circulation Policies</i>	
<u>3-41. Road Capacity Monitoring.</u> Monitor the capacity and traffic performance of the City’s roadway system including delay time, signal coordination, and emergency vehicle response time every three years.	New 2019 Planning Commission Public Draft Policy

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<p><u>3-42. Highway Operations.</u> Implement Highway 1 and 92 roadway improvements to improve multi-modal access, safety for all modes, improved traffic flow, and reliable emergency access to serve best serve the access needs of visitors and residents. Do not increase highway capacity through lane widening projects or other expansions other than as specified in the General Plan Circulation Element provided that it is consistent with the Land Use Plan.</p>	New 2019 Planning Commission Public Draft Policy
<p><u>3-43. Interagency Coordination.</u> Work with San Mateo County, Caltrans, and other applicable agencies to coordinate the Town Boulevard concept and other circulation improvements with the Comprehensive Transportation Management Plan.</p>	New 2019 Planning Commission Public Draft Policy
<p><u>3-44. Emergency Access and Evacuation.</u> Implement the Town Boulevard concept and other circulation improvements such that emergency vehicle access and evacuation traffic is accommodated through targeted roadway improvements such as wider shoulders or transportation management approaches.</p>	New 2019 Planning Commission Public Draft Policy
<i>Other Public Works Facilities and Systems Policies</i>	
<p><u>3-45. Support Other Facilities and Systems.</u> Support the improvement and functionality of other public works facilities and systems including communications, energy, and solid waste to continue providing essential community services.</p>	New 2019 Planning Commission Public Draft Policy
<p><u>3-46. Sustainable Energy Consumption.</u> Support advances in the City's energy systems and storage capacity to reduce greenhouse gas emissions, promote use of renewable energy sources, and improve energy efficiency.</p>	New 2019 Planning Commission Public Draft Policy