

Chapter 3. Public Works Policy Comparison Table

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		General Policies	
3-1	3-1 (deleted portion addressed in Final Draft Policy 3-6)	<p>Infrastructure Capacity. Design and limit nNew or expanded public infrastructure, including water, sewer, and transportation facilities, <u>shall be designed and limited</u> to accommodate needs generated by development or uses permitted consistent with this Land Use Plan and the goals<u>Chapter 3 requirements</u> 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>
3-2	Deleting per Coastal Commission input	<p>LCP and General Plan Conformance. 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>
3-3	3-2	<p>Monitor Growth and Infrastructure Capacity. Monitor <u>growth and infrastructure capacity annually for Coastal Act Priority Uses, Local Priority Uses, and Non-Priority Uses, and provide public</u><u>Publish</u> reports regarding growth, including residential and non-residential development, infrastructure capacity, and any summarizing 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</p>

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
			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).
3-4	3-3	<p>Coastal Act and Local Priority Land Uses.</p> <p>In the event that growth and capacity monitoring indicate that water supply <u>and the associated classifications of water connections</u> or sewer capacity will not be adequate to <u>maintain public works capacity reservations for Coastal Act and Local Priority Uses or to support growth to the 2040 planning horizon</u>buildout of the Town Center, the City shall establish a public works capacity allocation process. In all cases, Coastal Act priority land uses<u>infrastructure reservations</u> shall be prioritized <u>according to</u>. The following tiering shall guide the process for allocation of water supply and sewer capacity for all uses:</p> <p>Tier—1) Coastal Act pPriority uUses: Visitor-serving uses, agriculture, recreation, habitat conservation/restoration, and essential services; followed by</p> <p>Tier-2) Local Priority Uses: Affordable housing-as a local priority land use; and followed by</p> <p>Tier—3) Non-pPriority uUses: Market-rate housing, general industrial, general commercial.</p> <p><u>Allocations of infrastructure capacity for Non-Priority Uses will not be granted in the event that it would preclude development of Coastal Act Priority and Local Priority Uses.</u></p>	2019 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
	3-4	<u>Town Center Infrastructure. The City shall plan for, fund through development impact fees and other sources, and implement infrastructure improvement projects or allocation systems, including for water, sewer, transportation, and stormwater, to support buildout of the Town Center.</u>	New 2020 Final Draft LUP Policy
3-5	3-5	Coastal Development Permit for Public Works. Require a Coastal Development Permit from any public utility, government agency, or special district wishing to undertake any proposing a development project in the City; <u>to obtain a coastal development permit, other than for development that is not unless explicitly exempted consistent with</u> by the LCP, and Coastal Act, or other controlling law. 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.	<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.
3-6	3-6	New Development Requirements and Findings. Require that all new urban development have <u>se</u> available water and sewer services and access from a public street or over private streets to a public street <u>where these improvements or facilities are essential to the type of development.</u> Prior to issuance <u>approval</u> of a <u>coastal</u> development permit, the approving authority shall <u>determine if infrastructure is available and adequate; and if so, shall</u> 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.	<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. 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

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
			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 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).
3-7	3-7	<p>System Improvements. 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<u>using</u> green infrastructure in public and private development projects so that they will not contribute to prevent 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, shall not be growth inducing, shall be phased if they constitute a significant system update, and shall comply with Policy 3-1.</p>	2019 Planning Commission Public Draft Policy
3-8	3-9	<p><u>Substantially Undeveloped Areas</u> Municipal Service Provisions. Do not<u>Only</u> provide municipal services including water, sewer, and roads to substantially undeveloped areas in advance of approval<u>approved</u> for urban development, except for where services <u>are</u> required for <u>permitted</u> restoration, agricultural, <u>agricultural compatible</u>, and recreational uses. In the case of Planned Developments, <u>prior to master plan approval</u>, 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>

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
3-9	3-10	<p>Timing for New or Expanded Public Works Facilities. 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<u>anticipated buildout within the urban boundary</u> 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; 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 h. Coordinating with the County of<u>Considering</u> San Mateo County's to take into consideration the policies of the certified Midcoast-Local Coastal Program <u>policies and subsequent buildout and infrastructure modeling prepared by the County for the Midcoast.</u> 	2019 Planning Commission Public Draft Policy, San Mateo County LUP Policy 2.9
		<i>Water System Policies</i>	
3-10	3-13	<p>Water System Capacity Monitoring. Request<u>The City shall review</u> CCWD's annual water sales to monitor and provide public reports of the actual amount of water consumption by<u>for each</u> land use, both priority and non-priority, category; and<u>consider remaining water capacity to ensure water supply is sufficient to maintain the City's water reserves for Coastal</u></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>

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		Act and Local Priority Uses; and annually inform the City of evaluate water consumption, current system capacity, surplus available to new users, scheduling for capacity increases supply adequacy for remaining buildout of the LUP.	
3-11	3-16	Phased Development of Water Supply Facilities. Support phased development of water supply facilities (chiefly pumping stations and e.g. water <u>storage tanks and</u> treatment facilities) so as to minimize the financial burden on existing residents, and avoid growth-inducing impacts, <u>and ensure that new development is consistent with Policy 2-26 (Fiscally Sustainable Development)</u> ; so long as adequate capacity is provided to meet City needs, <u>including emergency response, needs described in accordance with the LUP's development policies, and allocations for Coastal Act and Local Priority Uses</u> — including agriculture, horticulture, habitat restoration, and public recreation.	<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.
3-12	3-17 (Revised based on CCWD and CCC input)	Domestic Water Supply Quality. <u>Coastal development permits for new water supply sources shall only be issued on the condition that the quality of new potable water supplies meet or exceed the drinking water quality standards set by the State and federal governments.</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.	<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.
3-13	3-18 (Revised based on CCWD and CCC input)	Emergency Water Supply and <u>Storage</u> Capacity. 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.	2019 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
3-14	Addressed by Final Draft Policy 3-3	<p><u>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>
3-15	3-19	<p>Water Connection Allocation Process for Proposed Development. Consult with CCWD to eEstablish a process <u>with CCWD</u> 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 <u>ans</u> established period of time.</p>	2019 Planning Commission Public Draft Policy
3-16	3-20	<p>Water Connections for New Development. Other than as described in Policies 3-21 and 3-22, N<u>new development of non priority uses</u> within the urban boundary shall require a connection to the Coastside County Water District system. <u>The City shall refer coastal development permit applications for new development or redevelopment projects to CCWD for confirmation of water supply adequacy and consistency with water connection requirements.</u></p>	2019 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
3-17	3-14	<p>New Water Connections. <u>Support the establishment of new water connections for Coastal Act, Local, and Non-Priority Uses if development of such uses would not adversely impact other infrastructure systems, and if allocation of Non-Priority Use water connections would not preclude development of Coastal Act or Local Priority Uses.</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 3-1<u>95</u>, and to not sell connections in advance of development proposals; <u>and shall only approve such permit if robust assessment of the sewer, circulation, and stormwater management systems indicates that additional connections can be served by other infrastructure.</u></p>	2019 Planning Commission Public Draft Policy
3-18	3-21	<p>New Public Wells <u>for Public Water Supply.</u> If new or increased well production is proposed to increase public water supply, require that:</p> <ol style="list-style-type: none"> a. Water quality be adequate, using blending if required, to meet the water standards of Policy 3-1217; b. Wells are installed under inspection according to requirements of the State and County Departments of Public Health; 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 <u>watercourses</u>, riparian habitats, wetlands, and marshes; 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<u>T</u>he geologic and hydrologic conditions of the site <u>are examined by a qualified professional</u> to determine a preliminary safe yield <u>and pumping restrictions</u> which will not adversely affect a water-dependent sensitive habitat, including 	<p><u>Original LUP Policy 10-14:</u> If new or increased well production is proposed to increase supply, the City shall require that:</p> <ol style="list-style-type: none"> (a) Water quality be adequate, using blending if required, to meet the water standards of Policy 10-12. (b) Wells are installed under inspection according to requirements of the State and County Departments of Public Health. (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. (d) Base the safe yield and pumping restriction on studies conducted by a

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		<p>groundwater levels, potential for seawater intrusion or other potential effects of sea level rise; (2)</p> <p>d.e. <u>d</u> During <u>at least</u> the first three years, <u>monitoring and reporting to the City shall be conducted to assess any</u> the impact of the well on groundwater, and surface water levels, and <u>quality and</u> plant species and animal <u>species</u> 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; and</p> <p><u>e.f.</u> 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>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>
3-19	3-22	<p><u>New and Replacement Private Wells.</u></p> <p>New private wells, <u>including replacement wells</u>, may only be permitted for certain new Coastal Act p <u>Priority</u> Uses and Workforce Housing Overlay units associated with Coastal Act Priority Uses <u>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.</u> New private wells, <u>including replacement wells</u>, for non-priority uses may <u>shall</u> not be permitted unless they are replacing wells in the case of well failure or municipal water service cannot <u>feasibly</u> be extended to the development site. New private wells shall be subject to the same requirements for safe yield and other standards of Policy 3-2118. <u>Coastal development permit</u> 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>	2019 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough/Underline Based on 2019 Draft)	Origin
	3-23	Water Connections for Failed Private Wells. In the event that a private well associated with a non-priority use fails, require connection to the municipal water service system. Allow the property owner to obtain a priority water connection on loan from the Coastside County Water District upon agreement that a non-priority water connection shall be obtained and paid off and the priority water connection sold back to the District within ten years of the well failure event.	New 2020 Final Draft LUP Policy
3-20	3-24	Siting of Wells and Water Intake Facilities. 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.	2016 First Public Draft Policy, Sea Level Rise Vulnerability Assessment
3-21	Addressed by Final Draft Policy 3-3	Priority Water to Support Agriculture and Horticulture. Support the continued viability of agriculture and horticulture operations by maintaining agriculture as a Coastal Act priority use qualifying for priority water connections.	<u>Original LUP Policy 10-12:</u> The City will support equal water rates for agricultural users and residents. <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.
3-22	3-15	Recycled Reclaimed Water System and Use. Support the establishment of a sustainable recycled-reclaimed water supply system, including a wastewater treatment facility to produce recycled water from sewage. Prioritize recycled water for horticulture and agriculture use and ensure that recycled reclaimed water supply meets or exceeds water quality standards for use by local horticulture, agriculture, and agriculture compatible, and habitat restoration uses. In advance of developing a recycled water system, coastal development permits shall include	<u>Original LUP Policy 10-16:</u> The City will support pricing of reclaimed water at an economic level beneficial to all parties concerned.

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough/Underline Based on 2019 Draft)	Origin
		<u>conditions of approval for reclaimed water dual piping systems such as for irrigation, toilets, and other uses as appropriate in the future.</u>	
	3-25	<u>Water Conservation Measures. Require water conservation measures for new development and redevelopment, including but not limited to, the use of high-efficiency fixtures and equipment, storm water capture, gray water collection and reuse, drip or microspray irrigation systems, and native drought-tolerant landscaping.</u>	New 2020 Final Draft LUP Policy (added based on CCC input)
		<i>Sewer Facilities Policies</i>	
3-23	3-26 (revised to reflect structure of Final Draft Policy 3-13)	<u>Sewer System Capacity Monitoring.</u> <u>The City shall review the SAM and SAM JPA annual wastewater treatment plant performance reports; consider remaining sewer treatment capacity to ensure system and treatment plant capacity is sufficient to maintain the City's reserves for Coastal Act and Local Priority Uses; and evaluate conveyance and treatment plant capacity adequacy for remaining buildout of the LUP. 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.</u>	2019 Planning Commission Public Draft Policy
3-24	3-27	<u>Sewer Treatment Plant Facilities ExpansionsCapacity.</u> <u>Prioritize improvements to the sewer treatment system to meet sewer capacity needs for anticipated buildout of the Planning Area, as follows:</u> <u>a. I&I: Coordinate with SAM and the other member agencies to reduce infiltration and inflow (I&I) through repair and maintenance of aging and leaking pipes, joint failures, and faulty connections;</u> <u>b. Reclaimed Water Sources: aDevelopment of a municipal recycled water treatment facility; and</u> <u>a.c. Phased Improvements: Consider pPhased increases in capacity of the <u>existing</u> Half Moon Bay collection system and SAM</u>	<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

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		<p>treatment plant <u>may proceed</u> concurrently with <u>or after</u> development of <u>a</u> recycled water treatment facility. <u>Phasing plans should ensure that the financial burden on existing residents is minimized; that new development is consistent with Policy 2-26 (Fiscally Sustainable Development); that</u> Capacity expansions shall provide for, but <u>do</u> not exceed, the amount required to support <u>anticipated</u> development capacity of the City as consistent with the Land Use Plan; and <u>that the timing and capacity of the expansion is coordinated with the County of San Mateo</u> 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>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>
3-25	Incorporated into Final Draft Policy 3-27	<p><u>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>
3-26	Addressed by Final Draft Policy 3-3	<p><u>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</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>

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough/Underline Based on 2019 Draft)	Origin
		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.	
3-27	3-11 (broadened to address all public works infrastructure)	Treatment Plant Public Works Infrastructure Vulnerability. Support studies that evaluate the condition of critical facilities, especially public works infrastructure that has been identified as vulnerability to environmental hazards risks, including water storage facilities, studies for the SAM treatment plant and portions of the sewer transmission system, and Highway 1 near Surfers Beach to determine risk of aging infrastructure and coastal hazards including erosions and sedimentation, flooding, storm surges, and sea level rise. Studies shall should address the longevity of the treatment plant and options for protection, retreat include alternatives analyses for potential retrofit, improvements, relocation, or other considerations.	2019 Planning Commission Public Draft Policy
3-28	Incorporated into Final Draft Policy 3-27	Infiltration and Inflow. 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.	2019 Planning Commission Public Draft Policy
3-29	3-12 (broadened to address all public works service areas)	Sewer Service District Areas Study. Study SAM JPA agencythe structure and operations of public works service areas and consider establishing new governance structures, including formation of a new special district boundaries between agencies or consolidationng agencies if service quality and cost can be improvedit would be supportive to performance, coordination, organization efficiency, or other goals agreed upon by the JPA member agencies.	<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 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.

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
3-30	3-29	<p>Sewer Connections for New Development. Other than as described in Policies 3-30 and 3-31, Sewer connections are required for new development within areas designated for the urban boundary shall require a connection to the municipal sewer system 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>
3-31	3-28	<p>Treatment Plant Improvements. Coastal development permit review for new development or redevelopment of wastewater treatment systems shall require that such improvements will operate so as to: minimize or eliminate marine resource pollution; incorporate facilities for reclamation of wastewater for reuse; and minimize Additions and improvements to the Half Moon Bay Treatment Plant shall be designed and screened to control noise, vibration, and odor, and minimize visual impacts to air quality and scenic quality affecting the on 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>
3-32	3-30	<p>Existing Septic Systems. Allow Existing septic systems may to be maintained and improved for health and safety purposes. Encourage Require conversion of existing septic systems serving a Non-Priority Use to convert to the municipal sewer system as it becomes if available and feasible for existing priority and when the a Non-P priority Use or the existing septic system is proposed for redevelopment. 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</p>	<p>2019 Planning Commission Public Draft Policy</p>

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough / <u>Underline Based on 2019 Draft</u>)	Origin
		groundwater and provides for concurrent public review. Ensure that new development proposed on a site with an existing septic system is sited and designed to avoid impacts to any system components, including ensuring there is sufficient capacity for wastewater percolation and treatment without impacts to groundwater or ESHA.	
3-33	3-31	<p>New Private Sewer Systems. New private sewer systems, <u>including septic systems</u>, may only be permitted for <u>new Coastal Act Priority Uses and Workforce Housing Overlay Units associated with Coastal Act Priority Uses</u>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 may shall not be permitted unless municipal sewer service cannot <u>feasibly</u> 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>	2016 First Public Draft Policy
3-34	3-32	<p>Soil Analysis for <u>New Septic Systems</u>. Require applications for new priority-use development relying on <u>private-existing or proposed</u> 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 	2016 First Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough / <u>Underline Based on 2019 Draft</u>)	Origin
		<p>on groundwater level, quality of nearby surface waters and habitat areas, and slope stability.</p> <p>c. 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 and/or associated development shall not be allowed<u>denied or modified accordingly.</u></p>	
3-35	3-33	<p><u>New Septic Systems Operations Design and Maintenance.</u> <u>As a condition of approval for new development that includes a new septic system, require evidence of septic system approval from the San Mateo County Environmental Health Department to</u> Ensure that existing and new private septic systems are sited, designed, installed, operated, monitored and maintained to:</p> <p>a. Avoid contributing nutrients and pathogens to groundwater and/or surface waters;</p> <p>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;</p> <p>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;</p> <p>d. Include protective separation distances between system components, building components, property lines, and groundwater;</p> <p>e. Be in full compliance with building and plumbing codes, and the requirements of the <u>San Mateo County Environmental Health Department and the RWQCB</u>;</p> <p>f. Require mitigation in the event that compliance is not met; and</p> <p>g. Require that the system be upgraded or replaced to achieve compliance; or decommissioned if it cannot.</p>	2016 First Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough/Underline Based on 2019 Draft)	Origin
		<i>Stormwater System and Management Policies</i>	
3-36	3-43 (Combined with duplicative policy from Chapter 6)	Stormwater System Capacity and Monitoring. Use the goals and policies of the City's Storm Drain Master Plan and Green Infrastructure Plan to monitor <u>Maintain</u> and improve the capacity and hydrologic function of the City's stormwater management system to prevent or mitigate impacts during flood events and for sustainable management of seasonal runoff.	2019 Planning Commission Public Draft Policy
3-37	3-44	<u>Green Infrastructure and Storm Drain Master Plan.</u> Support u <u>Update</u> ing and implementing the City's <u>Green Infrastructure Plan and</u> Storm Drain Master Plan consistent with Land Use Plan policies to <u>improve stormwater system function and management; manage and address</u> support watershed restoration opportunities; <u>reduce</u> erosion and sedimentation; <u>and address</u> lowered ground water tables, flooding issues, and aging stormwater infrastructure.	2019 Planning Commission Public Draft Policy
3-38	Incorporated into Final Draft Policy 3-44	Green Infrastructure Plan. 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.	2019 Planning Commission Public Draft Policy
3-39	3-8	<u>One Water.</u> Collaborate with Coastside County Water District and the Sewer Authority Mid-Coastside to <u>c</u> Consider the potential applicability of a One Water approach to the City's water systems management <u>for all water resources (e.g. stormwater, wastewater, surface waters, groundwater, and potable water) in collaboration with Coastside County Water District and the Sewer Authority Mid-Coastside.</u>	2019 Planning Commission Public Draft Policy
3-40	3-45 (revised based on CCC input)	Stormwater Basin Management<u>Best Management Practices for Development.</u> Require <u>Implement</u> <u>best management practices for new development through conditions of approval including</u> low impact development <u>techniques (e.g. limited impervious surfaces)</u> , site control measures, and other means to manage stormwater flows and improve water quality throughout <u>within</u> all of the City's	2019 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough/Underline Based on 2019 Draft)	Origin
		<p>stormwater basins. Support public funding and implementation of green infrastructure and stormwater management projects in anticipation of Town Center development and redevelopment projects. For development consisting of areas with significant impervious surfaces, such as parking lots, require design features that capture sediment and other pollutants to filter runoff prior to discharge.</p>	
		<i>Circulation Policies</i>	
3-41	Addressed by Final Draft Policy 3-2	<p>Road Capacity Monitoring. 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.</p>	2019 Planning Commission Public Draft Policy
5-25	3-34 (Moved over from Chapter 5)	<p>Roadway System to Meet Needs. The transportation network shall be planned and designed to accommodate traffic due to the build out of the LUP's envisioned uses and densities, and to the extent practical and in scale with community character; <u>and to the extent practical</u>, growth beyond the city limits, including within the sphere of influence, and recreational, and regional through traffic.</p>	<p><u>Original LUP Policy 10-24:</u> The City shall support expansion of highways connecting Half Moon Bay with the remainder of San Mateo County to capacities which do not exceed that needed to accommodate commuter or recreational traffic required at Plan build-out, while maintaining accepted standards of traffic safety.</p>
5-26	3-35 (Moved over from Chapter 5)	<p>Town Boulevard. Study coordinated<u>Any Highway 1 and 92 improvements for Highway 1 to</u>shall implement <u>at the</u> Town Boulevard <u>approach to improve traffic flow, multi-modal access and safety, and emergency access to best serve the circulation needs of visitors and residents in a manner consistent with Half Moon Bay's small coastal town aesthetic and to support Town Center buildout. Without reducing capacity, the design shall include</u>Town Boulevard improvements <u>may incorporate a lower speed limits; multi-modal improvements with safe crossings; as well as landscaping and other amenities intended to enhance the image and scenic quality of the city.</u> Rround-abouts, grade-separations and other approaches as re</p>	

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough / <u>Underline Based on 2019 Draft</u>)	Origin
		<p>potential options in addition to other types of<u>signalized</u> traffic control systems. The objective is a slower, safer, and contextually appropriate roadway that better serves residents and provides improved coastal access for visitors.<u>In addition, Town Boulevard improvements shall:</u></p> <p>a. Not increase highway capacity through lane widening projects or other expansions other than as specified in the General Plan Circulation Element provided that they are consistent with the Land Use Plan.</p> <p>b. Be coordinated with Caltrans and the San Mateo County Congestion Management Plan.</p> <p>a.c. Incorporate multi-modal improvements with safe crossings for bicyclists and pedestrians, as well as landscaping and other amenities intended to enhance the image and scenic quality of the city.</p>	
3-42	Incorporated into Final Draft Policy 3-35	<p>Highway Operations. 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>	2019 Planning Commission Public Draft Policy
3-43	Incorporated into Final Draft Policy 3-35	<p>Interagency Coordination. 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>	2019 Planning Commission Public Draft Policy
	3-36	<p>Highway 92 Intersections. Prioritize the study and design of improvements at the intersections of Highway 92 with Highway 1 and Highway 92 with Main Street as part of Town Boulevard implementation, such as wayfinding cues, gateway elements, traffic flow and pedestrian-orientation improvements, and aesthetic</p>	New 2020 Final Draft LUP Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		<u>enhancements. Coastal development permits for development and redevelopment in this corridor shall be required, through conditions of approval, to implement or otherwise support funding of the improvements.</u>	
	3-37	<u>New High-Trip Generating Development.</u> <u>To the extent feasible, limit the approval of new higher-trip generating development, especially development that would contribute significant traffic to the weekend peak period, north of Highway 92 where the roadway system is most impacted. Require new higher-trip generating development to provide multi-modal options such as bicycle and pedestrian trail connections, airport shuttles, or bicycle rentals.</u>	New 2020 Final Draft LUP Policy
5-30	3-38 (moved over from Chapter 5)	<u>Vehicle Miles Traveled (VMT).</u> <u>Establish and use a VMT threshold of significance</u> is the City's performance standard for purposes of CEQA impact assessment, <u>or other standard per State law.</u> Establish appropriate measurement methodology, thresholds of significance, and mitigation approaches <u>for analyzing a proposed development's VMT impacts</u> pursuant to CEQA Guidelines.	2018 Planning Commission Public Draft Policy
5-31	3-39 (moved over from Chapter 5)	<u>Level of Service (LOS).</u> <u>For coastal development permit review of higher-trip generating development, Utilize</u> use LOS analysis to evaluate roadway and intersection performance and determine the impacts to coastal access associated with proposed development and identify potential transportation system improvements.	2016 First Public Draft Policy, 2013 Circulation Element
5-32	3-40 (moved over from Chapter 5)	<u>Alternate-Additional Performance Standards.</u> Evaluate and consider adopting alternate-additional performance standards to assess additional components of the circulation system. Such standards may include pedestrian, bicycle, or transit quality indexes and delay indexes.	2018 Planning Commission Public Draft Policy
5-35	3-41 (moved over from Chapter 5)	<u>Peak Period Traffic Control.</u> Coordinate with local law enforcement to provide traffic control personnel at the intersection of Highways 1 and 92 or other congested locations during peak weekend use times to facilitate	2018 Planning Commission Public Draft Policy

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language <u>(Strikethrough/Underline Based on 2019 Draft)</u>	Origin
		safety, reduce gridlock, and maintain emergency vehicle access. <u>Coastal development or special event permits for events with high-trip generation shall, through conditions of approval, require funding for traffic control.</u>	
3-44	3-42 (revised to incorporate Emergency Vehicle Access policy from Chapter 5/deleted portion incorporated into Final Draft Policy 3-35)	Emergency Access and Evacuation. 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. <u>Ensure adequate emergency vehicle access to all parts of the city, including during times of peak congestion and in popular destinations, such as the beaches, downtown, and California Coastal Trail segments between pedestrian bridges. Widen shoulders and implement other strategies to improve roadways for emergency vehicle access and evacuation traffic.</u>	2019 Planning Commission Public Draft Policy
		<i>Other Public Works Facilities and Systems Policies</i>	
3-45	Moving to General Plan Community Preservation Element	Support Other Facilities and Systems. Support the improvement and functionality of other public works facilities and systems including communications, energy, and solid waste to continue providing essential community services.	2019 Planning Commission Public Draft Policy
3-46	Moving to General Plan Community Preservation Element	Sustainable Energy Consumption. 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.	2019 Planning Commission Public Draft Policy