

## List of Acronyms

The following acronyms found throughout the Land Use Plan are defined herein.

**ABAG** – Association of Bay Area Governments

**ADA** – Americans with Disabilities Act

**ADT** – average daily traffic

**ADU** – accessory dwelling unit

**ADWF** – average dry weather flow

**ARB** – California Air Resources Board

**BAWSCA** – Bay Area Water Supply and Conservation Agency

**BFE** – Base Flood Elevation

**BMP** – best management practice

**BMR** – below market rate

**BOD** – biochemical oxygen demand

**CBPP** – San Mateo County Comprehensive Bicycle and Pedestrian Plan

**C/CAG** – San Mateo City/County Association of Governments

**Cal OES** – California Governor’s Office of Emergency Services

**CCC** – California Coastal Commission

**CCT** – California Coastal Trail

**CCWD** – Coastside County Water District

**CDFW** – California Department of Fish and Wildlife

**CDP** – coastal development permit

**CESA** – California Endangered Species Act

**CEQA** – California Environmental Quality Act

**CFPD** – Coastside Fire Protection District

**CIP** – Capital Improvement Program

**CLT** – Coastside Land Trust

**CMP** – Congestion Management Program

**CNDDDB** – California Natural Diversity Data Base

**CNPS** – California Native Plant Society

**CNRA** – California Natural Resources Agency

**CRHR** – California Register of Historical Resources

**CRLF** – California red-legged frog

**CTMP** – San Mateo County Comprehensive Transportation Management Plan

**CTP** – Coastal Terrace Prairie

**CWA** – Clean Water Act

**DB** – density bonus

**DUs** – dwelling units

**DWR** – State Department of Water Resources

**EIR** – Environmental Impact Report

**EPA** – U. S. Environmental Protection Agency

**ESHA** – environmentally sensitive habitat area

**EV** – electric vehicle

**FAR** – floor area ratio

**FEMA** – Federal Emergency Management Agency

**FESA** – Federal Endangered Species Act

**FIRM** – Flood Insurance Rate Map

**GI** – green infrastructure

**GIS** – Geographic Information Systems

**gpd** – gallons per day

**GSCSD** – Granada Sanitary Community Services District

**I/I** – infiltration and inflow

**IP** – Implementation Plan

**IPS** – Intertie Pipeline System

**JPA** – Joint Powers Authority or joint powers agreement

**LAFCo** – San Mateo Local Agency Formation Commission

**LCP** – Local Coastal Program

**LHMP** – Local Hazard Mitigation Plan

**LID** – low impact development

**LOS** – level of service

**LRA** – Local Responsibility Area

**LUP** – Land Use Plan

**LUST** – leaking underground storage tank

**MGY** – million gallons per year

**MHTL** – mean high tide line

**MMPA** – Marine Mammal Protection Act

**MSFA** – Magnuson-Stevens Fishery Conservation and Management Act

**MTB** – maximum theoretical buildout

**MTC** – Metropolitan Transportation Commission

**MWSD** – Montara Water and Sanitary District

**NEPA** – National Environmental Policy Act

**NFIP** – National Flood Insurance Program

**NHPA** – National Historic Preservation Act

**NMFS** – National Marine Fisheries Service

**NOAA** – National Oceanic and Atmospheric Administration

**NPDES** – National Pollutant Discharge Elimination System

**NRC** – National Research Council

**NRCS** – Natural Resource Conservation Service

**NRHP** – National Register of Historic Places

**NWIS** – California Historical Resources Information System Northwest Information Center

**OCOF** – Our Coast Our Future

**OHWM** – ordinary high-water mark

**PCA** – Priority Conservation Area

**PD** – Planned Development

**POST** – Peninsula Open Space Trust

**PPH** – persons per household

**PDWF** – peak wet weather flow

**PUD** – Planned Unit Development

**PWWF** – peak dry weather flow

**R&D** – research and development

**RTP** – Regional Transportation Plan

**RV** – recreational vehicle

**RWQCB** – Regional Water Quality Control Board

**SAM** – Sewer Authority Mid-Coastside

**SF** – square feet

**SFGS** – San Francisco garter snake

**SFPUC** – San Francisco Public Utilities Commission

**SFWD** – San Francisco Water Department

**SGMA** – Sustainable Groundwater Management Act

**SPD** – shoreline protective device

**SRA** – State Responsibility Area

**SSMP** – Sewer System Management Plan

**SWPPP** – Storm Water Pollution Prevention Program

**SWRCB** – California State Water Resources Control Board

**TDM** – transportation demand management

**TDR** – transfer of development rights

**TMDL** – total maximum daily loads

**USACE** – U.S. Army Corps of Engineers

**USFWS** – U.S. Fish and Wildlife Service

**USGS** – U.S. Geological Survey

**UWMP** – Urban Water Management Plan

**VHFSZ** – Very High Fire Severity Zone

**VMT** – vehicle miles traveled

**WUI** – Wildland-Urban Interface

**WSCP** – Water Shortage Contingency Plan