

CITY OF SAN MATEO
General Plan
Subcommittee
August 11, 2022
6:00 PM



SUBCOMMITTEE

MEMBERS

Clifford Robbins, Chair
Heather Wolnick, Vice
Chair
Rick Bonilla
Ken Chin
Adam Nugent
Seema Patel
Eric Rodriguez

AGENDA

Draft General Plan Goals, Policies and Actions – Community Design and Historic Preservation; and Conservation, Open Space and Recreation

Receive an informational overview of the Draft General Plan Goals, Policies and Actions, take public comments, ask clarifying questions and provide input on the draft Goals, Policies and Actions.

Vision & Values

Our Vision:



San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability.

Our Values:

Diversity

We embrace diversity and respect the experiences, contributions, and aspirations of people of all ages, abilities, incomes, and backgrounds. We celebrate arts and culture.



Balance

We seek to balance well-designed development and thoughtful preservation with a full spectrum of choices for housing and effective transportation.



Inclusivity

We strive to include everyone in community life and decisions for a shared, sustainable future.



Prosperity

We cultivate a diverse and thriving economy with different types of homes, jobs, recreation, lifelong learning opportunities, and services for both current and future generations.



Resiliency

We are leaders in sustainability, making San Mateo strong and resilient by acting boldly to adapt to a changing world.





Draft General Plan – Outline

I. INTRODUCTION

- A. WHAT IS A GENERAL PLAN?
- B. WHO MADE THE GENERAL PLAN?
- C. VISION AND VALUES
- D. USER'S GUIDE
 - 1. Overview of elements
 - 2. Topics integrated throughout:
 - a. Environmental Justice
 - b. Climate Change and Sustainability
 - c. Community Engagement
 - 3. Definition of goal, policy, and action
- E. IMPLEMENTING THE GENERAL PLAN
 - 1. Relationship to zoning code, other plans, annual budget, etc.
 - 2. Amendments process

II. LAND USE

- A. INTRODUCTION
- B. BACKGROUND
 - 1. Area Description
 - 2. History
 - 3. Projected Growth
 - 4. Economic Profile
 - 5. Land Use
 - i. Land Use Standards
 - ii. Land Use Map
 - iii. Specific Plans and Master Plans
- C. GOALS, POLICIES, AND ACTIONS
 - 1. Balanced, Orderly, and Equitable Growth and Preservation
 - 2. A Diverse Range of Land Uses
 - 3. Focused Planning Areas
 - a. Downtown
 - b. El Camino Real

DRAFT GENERAL PLAN OUTLINE

- c. Hillsdale Station Area
 - d. Shopping Centers in Transition
- 4. Environmental Justice
 - a. Community Health
 - b. Equity Priority Communities
 - c. Access to Healthy Food
- 5. Community Engagement
- 6. Climate Change and Sustainability
- 7. A Sustainable Economy
 - a. Economic Development
 - b. Fiscal Health
- 8. Development Review
- 9. Regional Cooperation
- 10. General Plan Maintenance

III. CIRCULATION**A. INTRODUCTION****B. BACKGROUND**

- 1. 21st Century Transportation
- 2. Transit
- 3. Bicycle and Pedestrian
- 4. Roadway Classifications
- 5. Future Traffic Conditions
- 6. Roadway improvements
- 7. Parking
- 8. Future Transportation Technology

C. GOALS, POLICIES, AND ACTIONS

- 1. Multimodal Transportation
- 2. Transportation Demand Management
- 3. Pedestrians
- 4. Bicycles and Micromobility
- 5. Transit and Mobility Services
- 6. Roadway Improvements
- 7. Parking Management
- 8. Future Mobility and Technology

IV. HOUSING *[prepared separately]***V. COMMUNITY DESIGN AND HISTORIC RESOURCES****A. INTRODUCTION****B. BACKGROUND**

1. Setting
2. Historic Resources
3. Elements of Design (e.g. scale, massing, materials, lighting, landscaping)
4. Art in Public Places

C. GOALS, POLICIES, AND ACTIONS

1. Natural Landscapes and the Urban Forest
2. Historic Resources
3. City Image
4. Residential
5. Mixed-Use and Commercial Areas
6. Area-Specific Design Policies
 - i. North Central
 - ii. Shoreview
 - iii. Marina Lagoon/ Bridgepointe
 - i. Northwest Heights
 - iv. Hayward Park/SunnyBrae
 - v. Beresford Park
 - ii. Hillsdale/Sugarloaf
 - iii. Western Hills

VI. CONSERVATION, OPEN SPACE, PARKS AND RECREATION**A. INTRODUCTION****B. BACKGROUND**

1. Natural Resources
2. Tribal Cultural Resources
3. Parks and Recreation

C. GOALS, POLICIES, AND ACTIONS

1. Environmental Stewardship
2. Access to Nature
3. Water Quality, Creeks, and Riparian Areas
4. Air Quality

DRAFT GENERAL PLAN OUTLINE

5. Hillsides
6. Archaeological Resources and Tribal Cultural Resources
7. Parks and Recreation

VII. PUBLIC SERVICES AND FACILITIES

A. INTRODUCTION

B. BACKGROUND

1. Equitable Access to Public Services and Facilities
2. Water Supply/Storm Drainage/Wastewater/Street Maintenance
3. Public Buildings
4. Schools
5. Library Services
6. Hospital and Medical Services
7. Childcare
8. Social Services
9. Communications
10. Solid Waste and Recycling
11. Waste Management

C. GOALS, POLICIES, AND ACTIONS

1. Community Safety
2. Water Supply
3. Sewer and Storm Drainage
4. Public Services and Facilities
5. Children and Youth
6. Healthcare and Social Services
7. Solid Waste

VIII. SAFETY

A. INTRODUCTION

B. BACKGROUND

1. Emergency Readiness and Emergency Operations
2. Geologic and Seismic Hazards
3. Sea Level Rise and Flood Hazards
4. Wild Fire Hazards
5. Hazardous Materials
6. Energy Supply

C. GOALS, POLICIES, AND ACTIONS

1. Emergency Readiness and Emergency Operations
2. Geotechnical Hazards
3. Flood Hazards
4. Sea Level Rise
5. Wildfire Hazards
6. Hazardous Materials
7. Energy Supply

IX. NOISE**A. INTRODUCTION****B. BACKGROUND**

1. Basic Concepts of Environmental Noise
2. Noise in San Mateo
3. Mitigating Noise Impacts

C. GOALS, POLICIES, AND ACTIONS**X. APPENDICES****XI. GLOSSARY****XII. ACKNOWLEDGEMENTS**

Separate from General Plan: ACTION PLAN (or IMPLEMENTATION PLAN)



Draft General Plan Goals, Policies, and Actions

July 2022

This document includes the draft goals, policies, and actions for San Mateo's General Plan Update. Community feedback helped develop the draft goals, policies and actions, and now the City is seeking community input to understand if they reflect the full range of community priorities and if there are other new ideas to consider. The draft goals, policies, and actions will be reviewed at a series of community events and at meetings of the General Plan Subcommittee, Planning Commission, and City Council over the summer and into the fall 2022. More information about these events and meetings can be found at www.StriveSanMateo.org.

After the City Council provides final direction on the draft goals, policies and actions, the General Plan team will incorporate them into the Draft General Plan. The City anticipates publishing the Draft General Plan in spring 2023.

Below is a list of each element in the General Plan and a summary of what that element covers. Click on an element to review its goals, policies and actions. The elements start at number 2 because the first chapter of the General Plan will be the Introduction.

[2. LAND USE](#)

This element provides guidance for the future use and development of land, and also addresses environmental justice issues, community engagement, climate change and sustainability, regional cooperation, economic development, and development review.

[3. CIRCULATION](#)

This element provides guidance to help design a sustainable and comprehensive transportation system that is safe and accessible for all users and modes of travel.

[4. HOUSING](#)

The Housing Element for the sixth housing cycle is being drafted as part of a separate effort to meet state requirements. Please visit the City's [San Mateo Housing Element 2023-2031 website](#) to learn more.

[5. COMMUNITY DESIGN AND HISTORIC PRESERVATION](#)

This element guides the development and physical form of San Mateo from the individual neighborhood scale to the overall cityscape and includes actions to help preserve the City's historic resources.

[6. CONSERVATION, OPEN SPACE, PARKS & RECREATION](#)

This element provides guidance for the development, management, and preservation of San Mateo's natural, cultural, and recreational resources.

7. PUBLIC SERVICES AND FACILITIES

This element addresses public facility and infrastructure needs, such as community safety, water supply, sewer and storm drainage, childcare and schools, healthcare and social services, and solid waste.

8. SAFETY

This element provides guidance to help protect the community and mitigate potential impacts from natural and human-caused hazards, such as flooding, sea level rise, wildfires, seismic and geotechnical, and hazardous materials. This element also covers emergency preparedness and energy supply.

9. NOISE

This element provides guidance to protect the community from excessive noise exposure.

ADDITIONAL TOPICS

In addition to the elements outlined above, there are three other priority topics that are addressed throughout the General Plan in multiple elements. These topics – Environmental Justice, Sustainability and Resilience, and Community Engagement – are interwoven and support many of the goals, policies and actions outlined in the General Plan, so they have been integrated into all applicable elements rather than addressed as stand-alone topics.

- **ENVIRONMENTAL JUSTICE**

Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks; and [Environmental Justice](#) seeks to correct this inequity by reducing the pollution experienced by these communities and ensuring their input is considered in decisions that affect them. State Law requires local governments to identify disadvantaged communities and address environmental justice in their general plans. Policies and actions that address this topic are included in the Land Use, Circulation, Public Services and Facilities, and Conservation, Open Space and Recreation elements, and are highlighted in light green.

- **SUSTAINABILITY AND RESILIENCE**

This topic covers how the City will adapt to a changing climate, reduce greenhouse gas emissions, preserve and protect the environment, and transition to a greener economy while preserving and enhancing social and equity outcomes for all residents. Policies and actions that address this topic are included in all elements of the General Plan except for Noise.

- **COMMUNITY ENGAGEMENT**

This topic covers how the City will communicate and engage with all residents and stakeholders on all matters of development, growth and public policy in ways that are inclusive, equitable and give everyone an opportunity to participate in the process. Policies and actions that address this topic are included in all elements of the General Plan.

NOTE: FIGURES REFERENCED IN THE DRAFT POLICIES CAN BE FOUND AT THE END OF EACH ELEMENT. THERE ARE ALSO UNREFERENCED FIGURES INCLUDED FOR INFORMATIONAL PURPOSES.



2. LAND USE ELEMENT

GOALS AND POLICIES

BALANCED, ORDERLY, AND EQUITABLE GROWTH AND PRESERVATION

GOAL LU-1 Plan carefully for orderly growth that provides ample housing and job opportunities for all citizens, maximizes efficient use of infrastructure, limits adverse impacts to the environment and improves social, economic, and health equity.

POLICIES

Policy LU-P1.1 **Equitable Development.** Prioritize development projects that significantly address social and economic needs of the economically vulnerable populations to address and reverse the underlying socioeconomic factors in the community that contribute to residential and social segregation in the city. (*Environmental Justice*)

Policy LU-P1.2 **Optimize Development Opportunities.** Require new development in major commercial areas such as in the Downtown area, Caltrain station areas and along El Camino Real to maximize the density and intensity specified in the Land Use Plan.

Policy LU-P1.3 **Mixed-Use.** Encourage mixed-use developments to include a residential component provide greater proximity between jobs and housing, promote pedestrian activity, and reduce traffic congestion.

Policy LU-P1.4 **Surplus Land.** Consider redesignating surplus land not required for parking lots or rail transportation to allow transit-supportive development that is compatible with adjacent uses.

Policy LU-P1.5 **Legal Non-conforming Developments.** Allow legally established non-conforming uses and buildings to be maintained, have minor expansions where appropriate, and be reconstructed if destroyed by fire or natural disaster. Encourage reconstruction and/or minor expansions to have a design that is visually compatible with surrounding development and complies with the City's development standards.

Policy LU-P1.6

Annexation. Annex urbanized areas of the unincorporated land adjacent to the City limits where landowners petition the City to be annexed, subject to the following conditions:

- a. The annexation is comprehensive, rather than piecemeal; and
- b. Landowners will pay the full cost of City services, will assume a proportionate share of existing City debts and will contribute to the existing capital improvements of the City which will benefit the area to be annexed.

Policy LU-P1.7

New Development within the Sphere of Influence. Work with San Mateo County to require new developments and related infrastructure within the Sphere of Influence to be consistent with the City's General Plan, Zoning Code requirements and development standards.

ACTIONS

Action LU-A1.1

Review of New Development. Periodically review actual growth of both housing units and jobs (commercial/office floor area) and make adjusts to infrastructure and circulation requirements, as necessary, if actual growth is exceeding projections.

Action LU-A1.2

Surplus Land Inventory. Maintain a publicly accessible inventory of publicly owned sites.

GOAL LU-2

Balance well-designed development and thoughtful preservation.

POLICIES

Policy LU-P2.1

Development Intensity/Density. Regulate development density/intensity to recognize natural environmental constraints, such as flood plains, earthquake faults, debris flow areas and other hazards, availability of urban services and transportation and circulation constraints.

Policy LU-P2.2

Community Benefits. Allow density/intensity bonuses based on provision of community benefits such as affordable housing, increased open space, public plazas or recreational facilities, and/or off-site infrastructure improvements above minimum requirements.

Policy LU-P2.3

Building Height and Density. *[Note: This policy will be developed after receiving input from the community and the City Council.]*

Policy LU-P2.4

Building Intensity. *[Note: This policy will be developed after receiving input from the community and the City Council.]*

Policy LU-P2.5

Clustering. Allow clustered development to maximize benefits to natural ecology, habitat conservation, and/or preservation of historic resources.

A DIVERSE RANGE OF LAND USES

GOAL LU-3	Provide a wide range of land uses, including housing, parks, open space, retail, commercial services, office, and industrial, to adequately meet the full spectrum of needs in the community.
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POLICIES

Policy LU-P3.1	Housing Diversity. Promote safe, attractive, walkable residential neighborhoods with diverse types and sizes of homes for individuals and families of all income levels.
Policy LU-P3.2	Commercial Development. Encourage development that is compatible with the desired character of the area and with adjacent residential areas in terms of intensity of use, height, bulk and design. Require commercial development adjacent to residential areas to appropriately address traffic, truck loading, trash/recycling, noise, visual impacts, public safety, hazardous material storage, fire safety, air pollutant emissions and odors in a way that minimizes impacts on neighboring uses.
Policy LU-P3.3	Neighborhood Commercial Preservation. Encourage the preservation of small-scale, local-serving commercial uses in neighborhood shopping districts such as the 25 th Avenue Shopping Center, Shoreview, Laurelwood and Crystal Springs Village.
Policy LU-P3.4	Convenience Retail. Encourage and preserve convenience retail uses located adjacent to residential neighborhoods, including as part of new mixed-use development.
Policy LU-P3.5	Support Service Uses. Encourage businesses that provide a variety of support service uses such as restaurants, daycare facilities, medical clinics, gyms, pharmacies, and markets in locations that are appropriate to serve residential neighborhoods and commercial uses, prioritizing underserved areas of the city.
Policy LU-P3.6	Hotels. Encourage development of hotels in commercial areas and allow small "bed and breakfast" hotels in mixed-use districts where they are consistent with the density of adjacent uses.
Policy LU-P3.7	Visitor Economy. Collaborate with other Peninsula cities and San Mateo County to support the continued development of the visitor economy of both the City and the region, including lodging, entertainment, recreation, retail, and a lively local character; encourage uses that attract visitors to locate and stay in the City.
Policy LU-P3.8	Accessible Workplaces. Develop office buildings and business parks to facilitate transit, pedestrian and bicycle commutes. Provide mixed-uses and connectivity to transit to reduce vehicle miles traveled (VMT).

- Policy LU-P3.9** **Office Park Evolution.** Support the transition of single-use office areas to research and development, bio-tech, and life sciences uses, and/or to mixed-use districts that include residential, retail, and services. Retain or locate offices closest to high-volume roadways and locate new residential uses as far as possible from high-volume roadways.
- Policy LU-P3.10** **Service Commercial.** Retain service commercial and light industrial uses in San Mateo to support local businesses and to meet the needs of residents locally. Preserve properties that are zoned for service commercial uses and discourage uses that are allowed elsewhere in the City from locating in service commercial areas.
- Policy LU-P3.11** **Community Gathering Places.** Provide and maintain inviting public spaces and streets that provide space for all members of the San Mateo community to meet, gather, and enjoy.
- Policy LU-P3.12** **Publicly Accessible Spaces.** Integrate a variety of privately owned and maintained publicly accessible spaces into new development.
- Policy LU-P3.13** **Cultural Facilities and Public Art.** Recognize cultural facilities and public art as part of a healthy and thriving community. Use funds from the City's art in-lieu fee to enhance existing art and cultural facilities and encourage new facilities that reflect the character and identity of the surrounding neighborhoods.
- Policy LU-P3.14** **School Site Reuse or Redevelopment.** Ensure that reuse or redevelopment of public school sites is compatible with surrounding land uses. At the time any school sites are being considered for non-educational uses, establish residential densities consistent with surrounding densities. Give first priority and consideration to community recreation needs for reuse of school sites in accordance with the priorities in the Open Space\Conservation Element. Where it is in the community's interests to retain public recreation facilities, consider allowing density transfers from the portion of the site retained in public recreation use, as a means of reducing the cost of retaining the recreation facilities and achieving the maximum amount of housing.
- Policy LU-P3.15** **Housing in Support of Institutions.** Support the development of housing at institutions such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature as consistent with the mission of these organizations.
- Policy LU-P3.16** **Public Facilities.** Encourage reuse or redevelopment of public facilities to residential and/or recreational uses that provide a public benefit to the community.

ACTIONS

- Action LU-A3.1** **Permitted Uses.** Reevaluate the types of commercial uses that are permitted and that require a special use permit in all commercial districts to ensure

requirements are forward looking and aligned with current economic needs and trends.

Action LU-A3.2

Major Institutions/Special Facilities. Work with relevant agencies and organizations to support the long-term viability of major institutions and special facilities that provide important recreational, educational, or medical services, such as the San Mateo County Events Center, College of San Mateo, San Mateo County Hospital, Mills Health Center, and Peninsula Golf and Country Club. Encourage development that is consistent with the primary goal of the institution. Require a Specific Plan and/or Master Plan to guide reuse or redevelopment of institutions and special facilities in a way that is sensitive to adjacent neighborhoods.

FOCUSED PLANNING AREAS

DOWNTOWN

GOAL LU-4	Maintain downtown San Mateo as the economic, cultural, and social center of the community.
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POLICIES

Policy LU-P4.1 **Downtown Land Uses.** Allow and encourage a wide range of residential, office, medical, dining, entertainment, and retail uses downtown, at high intensities and densities, with strong connectivity to the San Mateo Caltrain station and other transit.

Policy LU-P4.2 **Quality of Downtown Development.** Promote quality design of all new development that recognizes the regional and historical importance of Downtown San Mateo and strengthens its pedestrian-friendly, historic and transit-oriented character.

Policy LU-P4.3 **Significant Historic Structures.** Protect key landmarks, historic structures, and the historic character of downtown as defined in the Community Design Element.

ACTIONS

Action LU-A4.1 **Downtown Area Plan.** Update the Downtown Area Plan to support and strengthen the Downtown as a vibrant and active commercial, cultural and social district. The updated Downtown Area Plan shall align with the General Plan, integrate recommendations from other concurrent City efforts, focus growth and intensity in proximity to the Caltrain station, update parking standards and parking management strategies, allow for increased housing units and density, and support high quality pedestrian-oriented design and architecture.

Action LU-A4.2 **Downtown Special Events.** Continue to provide City assistance and support for Downtown activities and special events.

EL CAMINO REAL

GOAL LU-5 Promote residential land uses along and improvements to El Camino Real to strengthen its role as both a local and regional corridor.

POLICIES

Policy LU-P5.1 **Housing on El Camino Real.** Encourage new residential uses along El Camino Real, as part of both pure residential and mixed-use development, to diversify the existing commercial character.

Policy LU-P5.2 **El Camino Real Landscaping.** Retain the general residential and landscaped character of El Camino Real north of Tilton Avenue. Promote the visual upgrading of El Camino Real south of 9th Avenue through increased landscaping, coordination of public improvements, property maintenance, and sign control, and through conformance with the El Camino Real Master Plan.

ACTION

Action LU-A5.1 **Multi-modal Improvements.** Collaborate with Caltrans and other partners to plan and design improvements to El Camino Real that will prioritize safe, convenient transit and alternative transportation.

HILLSDALE STATION AREA

GOAL LU-6 Promote transit-oriented development around the Hillsdale Caltrain station.

POLICIES

Policy LU-P6.1 **Rail Corridor Transit-Oriented Development Plan (Corridor Plan).** Implement the Corridor Plan to allow, encourage, and provide guidance for the creation of world class transit-oriented development (TOD) within a half-mile radius of the Hillsdale Caltrain station area, while maintaining and improving the quality of life for those who already live and work in the area.

Policy LU-P6.2 **Hillsdale Shopping Center.** Allow redevelopment of the Hillsdale Shopping Center for a mix of uses, including commercial, retail, office, hotel, and residential uses. Require preparation of a Master Development Plan to ensure the site is developed comprehensively and provides appropriate transitions to the adjacent neighborhoods.

ACTION

- Action LU-A6.1** **Hillsdale Station Area Plan.** Update the Hillsdale Station Area Plan to foster higher density residential and mixed-use, transit-oriented development that connects to neighborhoods to the east and west, improves bicycle and pedestrian circulation and adds park and open space areas.

SHOPPING CENTERS IN TRANSITION

GOAL LU-7	Support the transition of shopping centers designated for new uses into vibrant districts with a range of housing, shopping, services, and jobs.
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POLICIES

- Policy LU-P7.1** **Bridgepointe, Shoreview, and Bel Mateo Shopping Centers.** Support redevelopment of the Bridgepointe, Shoreview, and Bel Mateo shopping centers with mixed-use development that includes retail, services and housing. Promote ongoing retail and services on these sites through design treatment, access, and signage.

ACTIONS

- Action LU-A7.1** **Bridgepointe Area Plan.** Update and consolidate the Bridgepointe Master Plan and Mariner's Island Specific Plan into one planning document to guide redevelopment of the Bridgepointe Shopping Center into a mixed-use neighborhood with a diverse range of housing types, including affordable housing; new parks and recreational facilities; community gathering places; ample facilities to support transit, biking, and walking; and a range of businesses and services.
- Action LU-A7.2** **Bel Mateo Area Plan.** Prepare a Specific Plan or Master Plan to guide redevelopment of the Bel Mateo area into a mixed-use neighborhood with a diverse range of residential and neighborhood serving commercial uses and amenities, and publicly-accessible park and open space areas.

ENVIRONMENTAL JUSTICE

GOAL LU-8 Support the equitable health and well-being of all neighborhoods in San Mateo and all members of the San Mateo community by improving conditions in equity priority communities.

COMMUNITY HEALTH

POLICY

Policy LU-P8.1 **Prioritizing Community Health.** Continue to support health and well-being in equity priority communities by prioritizing public safety, resolving land use conflicts and incompatible uses that pose risks to health or safety, remediating contamination, and enforcing building code standards. *(Environmental Justice)*

ACTIONS

Action LU-A8.1 **Collaborations for Community Health.** Develop intentional, strategic, mutually beneficial relationships with organizations engaged in improving public health and wellness, expanding access to affordable quality health care, and providing medical services for all segments of the community. Encourage greater emphasis on expanding or improving health services in equity priority communities. *(Environmental Justice)*

Action LU-A8.2 **Health Disparities.** Coordinate with the San Mateo County Public Health Department to promote healthier communities through education, prevention, intervention programs, and other activities that address the root causes of health disparities and inequities in San Mateo. *(Environmental Justice)*

Action LU-A8.3 **City Investment.** Use funds collected by the park impact fee to invest in programs and public improvements that connect residents with opportunities to increase their physical activity and improve their health, especially in equity priority communities with higher risk of negative public health outcomes. *(Environmental Justice)*

EQUITY PRIORITY COMMUNITIES

POLICIES

Policy LU-P8.2 **Community Preservation.** Prevent gentrification and displacement in the equity priority communities by protecting tenants, helping homeowners remain in place, and funding affordable housing. *(Environmental Justice)*

Policy LU-P8.3 **Access to Parks and Recreation.** Provide attractive, comfortable, and safe pedestrian and bike access to public parks and recreational facilities in and near

North Central. Continue to maintain King Center since it is a critical facility in the neighborhood. *(Environmental Justice)*

ACTIONS

Action LU-A8.4	Streetscape and Safety Improvements. Work with residents in equity priority communities to identify sidewalk, lighting, landscaping, and roadway improvements needed to improve routes to parks, schools, recreation facilities, and other destinations within the community. Prioritize investments to address health disparities in equity priority communities in the annual Capital Improvement Program. <i>(Environmental Justice)</i>
Action LU-A8.5	North Central Plan. Prepare a plan for North Central that addresses the community's health and safety needs and improves circulation patterns in the neighborhood based on community direction. Balance safety improvements with preserving the existing parking supply. <i>(Environmental Justice)</i>
Action LU-A8.6	City Services. Work with residents in equity priority communities to identify services that the City or other partners could provide to improve safety and security in these neighborhoods. <i>(Environmental Justice)</i>
Action LU-A8.7	Neighborhood Beautification. Partner with neighborhood organizations in equity priority communities to support and promote neighborhood clean-up and beautification initiatives. <i>(Environmental Justice)</i>

ACCESS TO HEALTHY FOOD

POLICIES

Policy LU-P8.4	Locally-Grown Food. Use funds from the City's Park Impact fee to increase access to fresh food by allowing and encouraging local food production, micro agriculture, edible landscapes, rooftop gardens, community gardens, and urban farms, and by distributing information about community-supported agriculture programs that provide affordable access to fresh food. <i>(Environmental Justice)</i>
Policy LU-P8.5	Retail Food Sources. Strive to ensure that all households in San Mateo, including those in equity priority communities, have access to retail sources of affordable healthy food, including organic options, such a full-service grocery stores, ethnic good markets, local food markets, produce markets, and convenience stores, by working to retain existing retail sources and attract new ones. <i>(Environmental Justice)</i>
Policy LU-P8.6	Workplace Wellness. Encourage worksite wellness through access to healthier food choices in vending machines and promotion of physical activity. <i>(Environmental Justice)</i>

Policy LU-P8.7 **Healthy Food in Schools.** Support school district efforts to provide healthy foods in schools and other public institutions and encourage the school districts to distribute information on State and federal programs such as SNAP (Supplemental Nutrition Assistance Program), WIC (Women, Infants, and Children), and school lunch programs. *(Environmental Justice)*

ACTIONS

Action LU-A8.8 **Healthy Food Access.** Support the work of San Mateo County Health and other local partners to:

- a. Continue and expand the ability to use the Electronic Benefit Transfer (EBT) program at farmers' markets and other sources of healthy food.
- b. Implement programs to encourage markets to stock fresh produce and other healthy foods.
- c. Develop a public education program to promote healthier eating, such as nutrition workshops, health events, and school or after-school programs healthy eating and active living programs.
- d. Enlist restaurants in the CalFresh Restaurant Meals Program, which allows people at a high risk of chronic hunger to use CalFresh benefits to buy prepared meals at participating restaurants. *(Environmental Justice)*

Action LU-A8.9 **Urban Agriculture.** Develop City regulations that encourage urban agriculture and farm stands, as appropriate. *(Environmental Justice)*

COMMUNITY ENGAGEMENT

GOAL LU-9 Include everyone in community development decisions for a shared, sustainable future.

POLICIES

Policy LU-P9.1 **Inclusive Outreach.** Notify the community when planning and development decisions are being considered and inform community members about how they can engage in the process. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities. *(Environmental Justice)*

- a. Prepare public notices and other materials in the predominant language(s) spoken in the community and provide interpretation services at meetings as needed.
- b. Make public notices and other important documents available in print at local libraries, community centers, or other gathering places.
- c. Use culturally appropriate approaches.

- d. When possible, schedule and locate meetings to be convenient for community members to attend.
- e. Use the City’s website, social media and other communication channels to share information about how community members can participate in public meetings.
- f. Gather data to understand the economic, gender, age, and racial diversity of the affected population before designing communications approaches aimed at reaching the affected population.
- g. Provide notification and outreach for development projects using clear and easy to understand language to ensure all stakeholders and interested community members understand and have the ability to engage in the development review process.

Policy LU-P9.2	Equitable Engagement. Provide support for increased community participation in the planning and development processes, particularly in areas with language barriers or a concentration of low income households that have been historically underrepresented and/or disproportionately impacted by traffic and municipal or industrial uses. <i>(Environmental Justice)</i>
Policy LU-P9.3	Applicant Communications. Require that sponsors of new development projects, especially those that require Planning Commission and/or City Council approval, have early, frequent, and meaningful communication with affected citizens and stakeholders, including members of equity priority communities. <i>(Environmental Justice)</i>

ACTIONS

Action LU-A9.1	Trusted Partners. Work with community-based organizations and trusted messengers to engage members of equity priority communities in planning decisions. <i>(Environmental Justice)</i>
Action LU-A9.2	Community Surveys. Periodically conduct statistically-reliable community surveys to gauge community service needs, policy preferences and effective communication methods. <i>(Environmental Justice)</i>
Action LU-A9.3	Communications Strategy. Develop a communications strategy that outlines goals and tactics to engage a broad cross section of the community.

CLIMATE CHANGE AND SUSTAINABILITY

GOAL LU-10 Make San Mateo strong and resilient by acting boldly to significantly reduce greenhouse gas emissions and adapt to a changing climate.

POLICIES

- Policy LU-P10.1** **Effects of Climate Change.** Consider the effects of climate change in updating or amending the General Plan, disaster planning, City projects, infrastructure planning, future policies and long-term strategies. Recognize potential climate change consequences such as increased sea level rise, changing weather events, less drinking water availability, hotter temperatures, increased wildfire risk, changing air quality and more heat related health issues.
- Policy LU-P10.2** **Decarbonized Building Stock.** Eliminate the use of fossil fuels as an energy source in all new building construction and reduce the use of fossil fuels as an energy source in the existing building stock.
- Policy LU-P10.3** **Sustainable Improvements.** Ensure that all improvements to existing structures are developed or remodeled in a sustainable manner.

ACTIONS

- Action LU-A10.1** **Climate Action Plan Implementation.** Reduce greenhouse gas emissions each year consistent with the Climate Action Plan.
- Action LU-A10.2** **Greenhouse Gas Emission Reductions.** Monitor and report progress on the implementation of the City's adopted Climate Action Plan on an annual basis. Regularly review greenhouse gas emission reduction measures and new opportunities consistent with the Climate Action Plan.
- Action LU-A10.3** **Greenhouse Gas Inventory.** Every five years, prepare an updated greenhouse gas emissions inventory consistent with the Climate Action Plan.
- Action LU-A10.4** **Renewable Energy.** Increase new annual installations of solar or renewable energy systems consistent with the Climate Action Plan.
- Action LU-A10.5** **Solar Energy.** Promote or join local partnerships and opportunities that offer renewable energy options to residents and/or help inform them of rebates and options while ensuring that the permit process is quick and inexpensive.
- Action LU-A10.6** **Building Decarbonization.** Evaluate and adopt reach codes and other policies to decarbonize the building stock.
- Action LU-A10.7** **Engaging the Public in the Climate Action Plan.** Provide public information to educate residents and businesses on the Climate Action Plan and to spark behavioral changes in individual energy and water consumption, transportation mode choices, and waste reduction.

- Action LU-A10.8** **Resilience of Critical Facilities and Public Infrastructure.** Identify critical facilities and public infrastructure in areas vulnerable to climate change hazards and work to site, design, and upgrade these facilities with consideration for future increases in severity that may occur over the anticipated life of the development. In cases where facilities cannot be sustainably maintained, evaluate the costs and benefits of relocation. Where facilities can be safely sited for the near term, but future impacts are likely, prepare an adaptive management plan detailing steps for maintenance, retrofitting, and/or relocation.

A SUSTAINABLE ECONOMY

GOAL LU-11 Cultivate a diverse, thriving, inclusive and green economy.

ECONOMIC DEVELOPMENT

POLICIES

- Policy LU-P11.1** **Economic Development.** Prioritize the retention and expansion of existing businesses and attract new businesses that strengthen and diversify the City's economic base.
- Policy LU-P11.2** **Local Employment.** Encourage a diverse mix of uses that provide opportunities for employment of residents of all skill and education levels.
- Policy LU-P11.3** **State-of-the-Art Telecommunications.** Support the development of telecommunications policies and infrastructure to meet the needs of local businesses and attract new businesses.

ACTIONS

- Action LU-A11.1** **Jobs-to-Resident Match.** Develop programs to retain and attract businesses that provide a living wage, offer health insurance benefits, and match the diverse range of education and skills of San Mateo residents.
- Action LU-A11.2** **Small Business Support.** Help small businesses stay and grow by offering tools and support such as multi-lingual outreach, assistance accessing financing opportunities, connecting with the Chamber of Commerce and Downtown Business Improvement District, and assistance understanding City requirements and preparing for code compliance.
- Action LU-A11.3** **Commercial Displacement.** Provide proactive support to local businesses affected by construction and redevelopment by communicating with business owners well in advance of construction, assisting in identifying potential locations for temporary relocation, and encouraging applicants for redevelopment projects to retain existing businesses.

Action LU-A11.4

First Source Hiring. Explore the feasibility of establishing a First Source Hiring Program requiring project applicants to make best efforts to hire new employees, workers, and subcontractors that are based in San Mateo County.

FISCAL HEALTH

GOAL LU-12

Create financial stability for the City to maintain the City's ability to finance public improvements and human services.

POLICY

Policy LU-P12.1

High City Revenue Generators. Retain existing businesses and attract new businesses which are high City revenue generators to ensure adequate resources to pay for infrastructure improvements and to finance needed City services such as police, fire, parks, recreation and libraries.

ACTION

Action LU-A12.1

Fiscal Neutrality. Study the feasibility and potential consequences of adopting a Fiscal Neutrality Policy that would require developers of projects that do not generate net revenue to the City to approve land-secured financing, such as Community Facilities Districts, to offset any difference between tax revenues and the cost of service.

DEVELOPMENT REVIEW

GOAL LU-13

Maintain Development Review and Building Permit processes that are comprehensive and efficient.

POLICIES

Policy LU-P13.1

Development Review Process. Review development proposals and building permit applications in an efficient and timely manner while maintaining quality standards in accordance with City codes, policies, and regulations, and in compliance with State requirements.

Policy LU-P13.2

Public Education. Promote public awareness of the development review and permitting process.

Policy LU-P13.3

Fee Information. Maintain an updated schedule of fees and housing development affordability requirements, all zoning ordinances and development standards, and annual fee or finance reports on the City's website. In addition, maintain archives of impact fee nexus studies, cost of service studies, or equivalent reports for ease in information sharing with the public.

REGIONAL COOPERATION

GOAL LU-14	Collaborate and communicate with other public agencies regarding regional issues.
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POLICIES

- | | |
|------------------------|---|
| Policy LU-P14.1 | Inter-Agency Cooperation. Promote and participate in cooperative planning with other public agencies, such as the 21 Elements collaboration, and the jurisdictions within San Mateo County regarding regional issues such as water supply, traffic congestion, rail transportation, wildfire hazards, air pollution, waste management, fire services, emergency medical services and climate change. |
| Policy LU-P14.2 | Public Agency Developments. Require developments constructed by other governmental agencies to conform to the City's General Plan, Zoning Ordinance, and other development regulations to the extent legally possible. |
| Policy LU-P14.3 | Plan Bay Area. Remain engaged in current and future long-range plans prepared by MTC, ABAG, and other regional organizations to influence and be aware of projected growth assumptions for San Mateo and regional priorities for transportation, infrastructure, and the economy that could affect the City. |

GENERAL PLAN MAINTENANCE

GOAL LU-15	Ensure that the City's General Plan is consistent with State Law, legally adequate, and up-to-date.
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POLICIES

- | | |
|------------------------|---|
| Policy LU-P15.1 | General Plan Amendments. Amendments to the General Plan shall be considered a maximum of four times per year to ensure that Elements remain consistent and that the overall effect of Plan amendments is considered. |
| Policy LU-P15.2 | Specific and Master Plans. All adopted development plans, such as Specific Plans and Master Plans, should be consistent with this General Plan. |

ACTIONS

- | | |
|------------------------|---|
| Action LU-A15.1 | Annual General Plan Progress Report. Submit an Annual Progress Report on the status of the General Plan implementation to the City Council and to the Office of Planning and Research by April 1 each year, per Government Code Section 65400. |
| Action LU-A15.2 | Specific Plans and Master Plans. Review all adopted Specific Plans and Master Plans and determine if updates are needed for consistency with this General Plan or if any out-of-date plans should be retired. |

PREFERRED SCENARIO

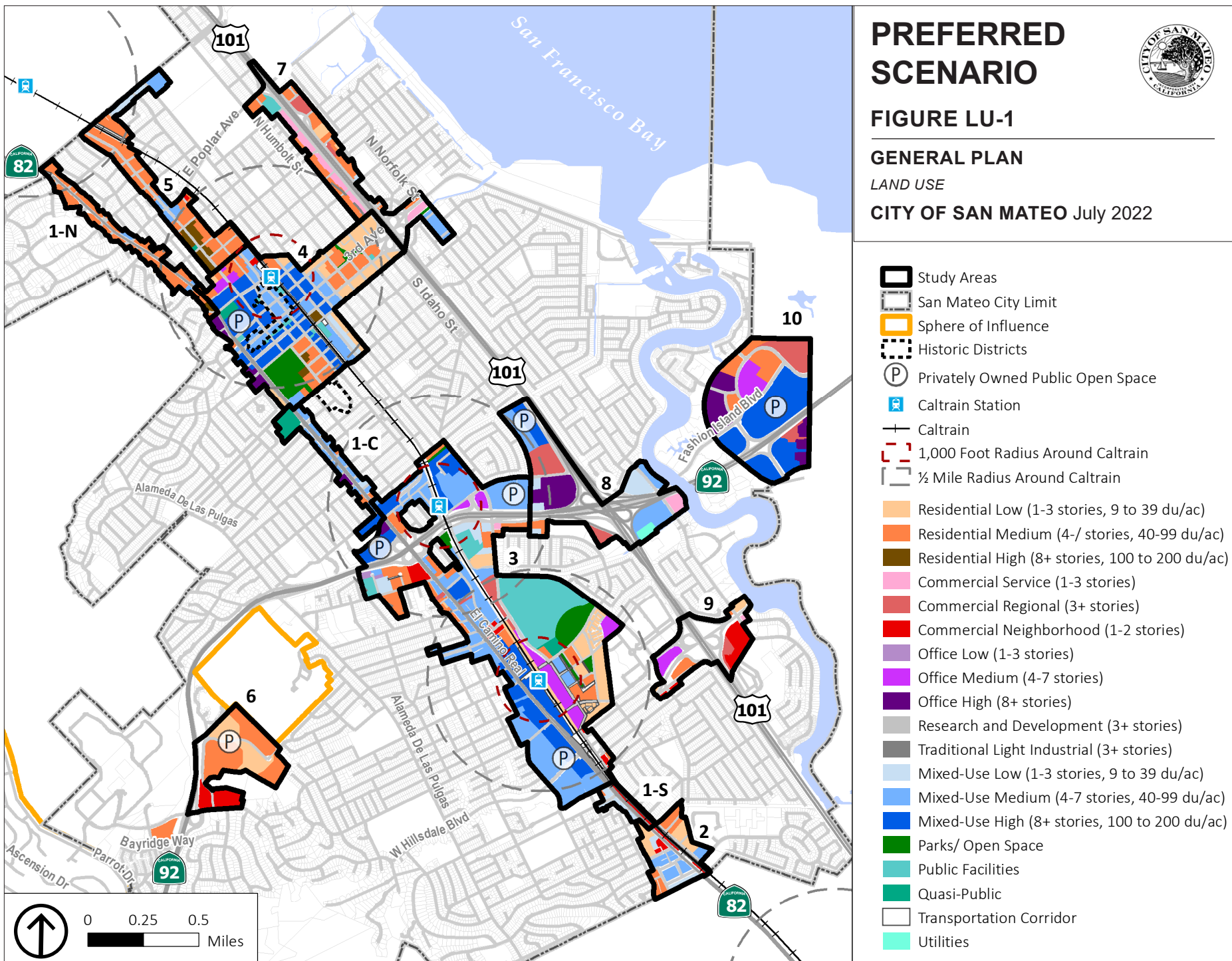


FIGURE LU-1

GENERAL PLAN

LAND USE

CITY OF SAN MATEO July 2022



***Please note this map is not final.** The City is working on updating the map to address direction received by the City Council on July 18th.

This map will be revised as soon as the final version has been prepared.



3. CIRCULATION ELEMENT

GOALS AND POLICIES

MULTIMODAL TRANSPORTATION

GOAL C-1 Design and implement a multimodal transportation system that is sustainable, safe, and accessible for all users and that connects the community utilizing all modes of transportation.

POLICIES

- Policy C-P1.1** **Sustainable Transportation.** Reduce GHG emissions from transportation by increasing mode shares for sustainable travel modes such as walking, bicycling, and public transit.
- Policy C-P1.2** **Complete Streets.** Apply complete streets design standards to future projects both in the public right-of-way and on private property. Complete streets are streets designed to facilitate safe, comfortable, and efficient travel for all users regardless of age or ability or whether they are walking, bicycling, taking transit, or driving.
- Policy C-P1.3** **Vision Zero.** Work towards eliminating traffic fatalities and serious injuries. Use a safe systems approach for transportation planning, street design, operations, emergency response, and maintenance that proactively identifies opportunities to improve safety where conflicts between users exist.
- Policy C-P1.4** **Prioritize Pedestrian and Bicycle Mobility Needs.** Prioritize pedestrian and bicycle mobility, connectivity, and safety when designing roadway and intersection improvements.
- Policy C-P1.5** **El Camino Real.** Prioritize high-capacity travel along El Camino Real.
- Policy C-P1.6** **Transit-Oriented Development.** Increase access to transit and sustainable transportation options by encouraging high density mixed-use transit-oriented development near the City's Caltrain stations and transit corridors.
- Policy C-P1.7** **Equitable Multimodal Network.** Prioritize new amenities, programs and multimodal projects, developed based on community input and data analysis, in San Mateo's disadvantaged neighborhoods. (*Environmental Justice*)
- Policy C-P1.8** **New Development Fair Share.** Require new developments to pay a transportation impact fee to mitigate cumulative transportation impacts.

Policy C-P1.9 **Dedication of Right-of-Way for Transportation Improvements.** Require dedication of needed right-of-way for transportation improvements identified in adopted City plans, including pedestrian facilities, bikeways, and trails.

Policy C-P1.10 **Inclusive Outreach.** Involve the community in the City's efforts to design and implement a multimodal transportation system that is sustainable, safe, and accessible for all users. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities.

ACTIONS

Action C-A1.1 **Complete Streets Plan.** Complete and implement the Complete Streets Plan to improve the City's circulation network to accommodate the needs of street users of all ages and abilities.

Action C-A1.2 **Vision Zero Plan.** Complete and regularly update a Plan that uses a safe systems approach to work towards Vision Zero and identifies specific citywide changes to policies, practices, funding, and other action items that will reduce speeding, collisions, and collision severity.

Action C-A1.3 **El Camino Real Plan.** Collaborate with Caltrans, SamTrans, and other partners to prepare and implement a plan to accommodate higher capacity and frequency travel along El Camino Real, exploring Bus Rapid Transit and other modes of alternative transportation.

Action C-A1.4 **Safe Routes for Seniors.** Develop a "safe routes for seniors" program to promote active transportation connections for seniors in collaboration with seniors' organizations. Prioritize improvements for seniors in disadvantaged communities.

Action C-A1.5 **Data Driven Approach to Project Design and Prioritization.** Inform the prioritization of improvement projects through the consistent collection and analysis of modal activity data which reveals where the highest concentration of pedestrian, bicycle, and transit trips occur.

Action C-A1.6 **Safety Education.** Pursue safety education to increase awareness for all street users.

Action C-A1.7 **Transportation Funding.** Regularly update adopted City master plans to secure reliable funding for transportation infrastructure projects identified in these plans.

Action C-A1.8 **Transportation Fees.** Adopt and maintain fees and fiscal policies to fund circulation improvements and programs equitably and achieve operational goals.

Action C-A1.9 **Performance and Monitoring.** Monitor the City's mode split progress on reducing VMT, and reducing GHG emissions from VMT, as data is available.

TRANSPORTATION DEMAND MANAGEMENT

GOAL C-2 Use transportation demand management (TDM) to reduce the number and length of single-occupancy vehicle trips and encourage sustainable travel behaviors through policy, zoning strategies, and targeted context-appropriate programs and incentives.

POLICIES

Policy C-P2.1 **TDM Requirements.** Require new or existing developments that meet specific size, capacity, and/or context conditions to implement TDM strategies.

ACTIONS

Action C-A2.1 **Implement TDM Ordinance.** Develop and implement a citywide TDM ordinance for new developments with tiered trip reduction and VMT reduction targets and monitoring that are consistent with the targets in their relevant area plans. Consider parking requirement reductions for projects that include TDM measures.

Action C-A2.2 **TDM Education and Outreach.** Pursue education for developers and employees about programs and strategies to reduce VMT, parking demand, and the resulting benefits.

Action C-A2.3 **Leverage TDM Partnership Opportunities.** Work with regional partners to identify and fund TDM strategies that can be implemented at new and existing developments.

Action C-A2.4 **Facilitate TDM Services.** Facilitate the provision of TDM services to employees and residents through development agreements, TMAs, and coordination with regional partners.

Action C-A2.5 **Travel to Schools.** Reduce private automobile school trips and support student health by collaborating with private and public partners to increase the number of students walking or bicycling to school through expanded implementation of Safe Routes to School. Prioritize school travel safety improvements in disadvantaged communities.

Action C-A2.6 **New Development Shuttle Services.** As an option to fulfill TDM requirements, encourage new developments to provide shuttle services to and from activity centers such as the College of San Mateo, Caltrain stations, Downtown, or the Hillsdale Shopping Center. Shuttle service should accommodate the needs and schedules of all riders, including service workers.

- Action C-A2.7** **Unbundled Parking.** Encourage residential developments to unbundle the costs of providing dedicated parking spaces. Encourage additional parking capacity created by unbundling to be reallocated as shared or public parking spaces.

PEDESTRIANS

GOAL C-3 Build and maintain a safe, connected, and equitable pedestrian network that provides access to community destinations such as employment centers, transit, schools, shopping and recreation.

POLICIES

- Policy C-P3.1** **Pedestrian Network.** Create and maintain a safe, walkable environment in San Mateo to increase the number of people who choose to walk. Maintain an updated recommended pedestrian network for implementation.
- Policy C-P3.2** **Pedestrian Enhancements with New Development.** Require new development projects to provide sidewalks and pedestrian ramps and to repair or replace damaged sidewalks, in addition to right-of-way improvements identified in adopted City master plans. Encourage new developments to include pedestrian-oriented design to facilitate pedestrian path of travel.
- Policy C-P3.3** **Right-of-Way Improvements.** Require new developments to construct or contribute to improvements that enhance the pedestrian experience including human-scale lighting, streetscaping, and accessible sidewalks.
- Policy C-P3.4** **Utility Undergrounding.** Require new private development to underground utilities adjacent to the site.

ACTIONS

- Action C-A3.1** **Implement Pedestrian Improvements.** Implement goals, programs, and projects in the City's adopted plans that improve the comfort, safety, and connectivity of the pedestrian network.
- Action C-A3.2** **Utility Undergrounding Requirements.** Amend the San Mateo Municipal Code to require new private development to underground utilities on and adjacent to the site and to install and maintain signs, streetlights, and street landscaping adjacent to sidewalks.
- Action C-A3.3** **Pedestrian Trails and Routes Awareness.** Increase awareness of existing trails and routes by working with outside agencies and developers to promote these amenities to residents. Continue collaborating with the County on development of the trail network.

- Action C-A3.4** **Access for Users of All Ages and Abilities.** Implement the ADA Transition Plan and maintain accessible streets and sidewalks. Use industry standards for guidance when implementing design standards.
- Action C-A3.5** **Pedestrian Connectivity.** Incorporate design for pedestrian connectivity across intersections in transportation projects to provide safe interaction with other modes.
- Action C-A3.6** **Safe Routes to School.** Fund and implement continuous Safe Routes to School engagement with San Mateo elementary, middle, and high schools, and provide support to increase number of students walking to school.
- Action C-A3.7** **Downtown Pedestrian Mall.** Complete design and fund improvements to fully transition B Street between 1st Street and 3rd Street into a pedestrian mall.

BICYCLES AND MICROMOBILITY

GOAL C-4	Build and maintain a safe, connected, and equitable bicycle and micromobility network that provides access to community destinations such as employment centers, transit, schools, shopping, and recreation.
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POLICIES

- Policy C-P4.1** **Bicycle Network.** Create and maintain a bike-friendly environment in San Mateo and increase the number of people who choose to bike.
- Policy C-P4.2** **Bicycle Master Plan.** Maintain an updated recommended bicycle network for implementation in the adopted Bicycle Master Plan and related City plans.
- Policy C-P4.3** **First- and Last-Mile Connections.** Encourage and facilitate provision of bicycle parking and shared mobility options at transit centers to provide first- and last-mile connections.
- Policy C-P4.4** **Bicycle Related Technology.** Explore ways to use technology to improve bicycle safety and connectivity.
- Policy C-P4.5** **Bicycle Improvements.** Require new developments to construct or contribute to improvements that enhance the cyclist experience including bike lanes.
- Policy C-P4.6** **Coordination with other City Projects.** Maximize opportunities to implement bicycle facilities through other City of San Mateo projects.

Policy C-P4.7

Interjurisdiction Coordination. Continue to coordinate with adjacent jurisdictions and regional partners in the development of connected bicycle and pedestrian facilities and regional trails as identified in adopted City plans.

ACTIONS

Action C-A4.1

Bicycle Master Plan Implementation. Implement the Bicycle Master Plan's recommended programs and projects to create and maintain a fully connected, safe, and logical bikeway network and coordinate with the countywide system. Update the Bicycle Master Plan and related adopted City plans to reflect future bicycle and micromobility facility needs to support the City's circulation network. Provide an adequate supply of short- and long-term bicycle parking to support increased ridership.

Action C-A4.2

Paving Coordination. Coordinate and fund the implementation of bicycle facilities identified in the Bicycle Master Plan with the City's paving program.

Action C-A4.3

Connectivity Across Freeway Barriers. Conduct feasibility studies and design alternatives for overcrossings at US 101 and SR 92 to facilitate connectivity across major barriers.

Action C-A4.4

Bay Trail. Identify State and County programs to continue pursuing safe pedestrian and bicycle access to and extension of the San Francisco Bay Trail through coordination with neighboring jurisdictions.

Action C-A4.5

Crystal Springs. Pursue safe pedestrian and bicycle access to San Francisco Water District lands via Crystal Springs Road through coordination with the Town of Hillsborough and with State and County assistance.

Action C-A4.6

Bicycle Detection Devices. Install innovative signal modifications on existing and planned bikeways to detect bicyclists and micromobility users' presence at intersections and facilitate their safe movement through the intersection.

Action C-A4.7

Increased Bicycle Capacity on Caltrain and SamTrans. Coordinate with Caltrain and SamTrans to support increased bicycle capacity on transit vehicles and to provide an adequate supply of secure covered bicycle and micromobility parking at Caltrain stations, transit centers, and major bus stops.

TRANSIT AND MOBILITY SERVICES

GOAL C-5

Make transit a viable transportation option for the community by supporting frequent, reliable, cost-efficient, and connected service.

POLICIES

Policy C-P5.1

Increase Transit Ridership. Work with SamTrans and Caltrain to increase transit ridership.

Policy C-P5.2	Caltrain. Support Caltrain as a critical transit service in the City and Peninsula.
Policy C-P5.3	California High Speed Rail. Support and facilitate local and regional efforts to implement High Speed Rail. Work to provide multimodal connections between San Mateo and planned High Speed Rail stations.
Policy C-P5.4	Safety at At-Grade Rail Crossings. Eliminate existing at-grade rail crossings to improve safety and local multimodal circulation.
Policy C-P5.5	Transit Safety. Prioritize improvements to increase safety, access, comfort, and educate the public about the benefits of transit use at transit centers and bus stops in disadvantaged communities, along commercial corridors, and in dense, mixed-use neighborhoods.
Policy C-P5.6	Transit Access in New Developments. Require new development projects to incorporate design elements that facilitate or improve access to public transit.

ACTIONS

Action C-A5.1	Grade Separation Study. Conduct a grade separation feasibility study for all at-grade rail crossings in San Mateo. Identify funding to complete these grade crossing improvements.
Action C-A5.2	Transit Experience Improvements. Prioritize installing new transit shelters and benches or other seating and an energy-efficient street lighting program at transit stops in disadvantaged communities and areas that improve transit access, safety and experience.
Action C-A5.3	<p>Transit Ridership. Coordinate with SamTrans, Caltrain, and Joint Powers Board (JPB) to support implementation of transit improvements, including the following:</p> <ul style="list-style-type: none"> • Transit priority treatments, such as signal priority, on high frequency transit corridors. • Extended hours to provide service for shift workers. • Bus rapid transit (BRT) in San Mateo. • Caltrain modernization, electrification, transit experience improvements, and increased service frequency. • Support implementation of Caltrain's business plan, including increased service to San Mateo's three stations. • Improve Caltrain station access by ensuring sidewalks and bikeways near each station are designed to provide safe and convenient access to and from transit.

- Support regional transit integration and expansion efforts to improve seamless access to BART, High Speed Rail, and other regional transit systems.

Action C-A5.4

Shuttle Programs. Continue to support public shuttle programs connecting to Caltrain stations. Work to expand public awareness and access to shuttles and expand shuttle service. Support the implementation of publicly accessible private shuttles.

ROADWAY IMPROVEMENTS

GOAL C-6

Achieve a transportation system that accommodates future growth, reduces vehicle miles traveled (VMT) per capita, and maintains efficient operations for all modes.

POLICIES

Policy C-P6.1

Roadway Operations. Maintain acceptable roadway operations for all intersections and all modes within the City.

Policy C-P6.2

Circulation Improvement Plan. Maintain a transportation network that will accommodate future growth, reduce VMT per capita, and equitably implement complete streets.

Policy C-P6.3

Local Transportation Analysis. Require site-specific transportation impact analysis following the City's adopted Transportation Impact Analysis (TIA) Policy for development projects where there may be an adverse condition or effect on the roadway system.

Policy C-P6.4

Neighborhood Traffic. Implement traffic calming measures on residential streets to reduce the volume of passthrough traffic and vehicular speeds.

Policy C-P6.5

Truck Routes. Maintain and update the truck route network to utilize roadways that are adequately designed for truck usage and minimize potential conflicts with other transportation modes.

Policy C-P6.6

Capital Improvement Program. Prioritize improvements that increase person throughput in project prioritization in order to reduce VMT.

Policy C-P6.7

Traffic Signal Installation. A warrant analysis may be used to determine the need for signalization and shall include consideration of both existing and projected traffic and pedestrian volumes, traffic delays and interruptions, collision history, and proximity of sensitive land uses, such as schools. A development project may be required to fund signalization and maintenance of off-site unsignalized intersections if warranted as determined by the appropriate transportation analysis.

Policy C-P6.8

Emergency Signal Preemption. Require new and upgraded signals to include pre-emption for emergency vehicles to maintain and enhance emergency response times.

ACTIONS:

Action C-A6.1

Multimodal Level of Service Standard. Evaluate and adopt an operational metric for all roadway users that accounts for the safe, equitable, and efficient roadway access.

Action C-A6.2

Prioritization and Timing of Roadway Improvements. Revise the Capital Improvement Program (CIP) prioritization system to include additional criteria such as: potential to reduce vehicle miles traveled (VMT) per capita; proximity to high-injury locations identified in the Local Roads Safety Plan; eligibility and availability of grant or other funding source; benefit or harm to disadvantaged communities; and correlation with the distribution and pace of development, reflecting the degree of need for mitigation.

Action C-A6.3

Congestion Management. Work with neighboring agencies and regional partners, such as the City/County Association of Governments of San Mateo County (C/CAG), to implement traffic management strategies and technologies, such as signal coordination, to manage local traffic congestion.

PARKING MANAGEMENT

GOAL C-7

Use parking, enforcement and curb management strategies to effectively administer parking supply and maximize utilization of public assets.

POLICIES

Policy C-P7.1

Parking Management. Manage parking through appropriate pricing, enforcement, and other strategies to support economic growth and vitality, transportation equity, and environmental sustainability. Ensure that the available parking supply is utilized at levels that meet ongoing needs without inducing additional demand or hindering future development.

Policy C-P7.2

Shared Parking. Encourage new and existing developments, especially those in mixed-use districts, to share parking between uses to maximize the existing parking supply, minimize the amount of new parking construction, and encourage "park once" behavior in commercial areas.

Policy C-P7.3

Public Parking. Maximize opportunities to expand the availability of existing parking by supporting the use of public/shared parking at private developments, discouraging reserved parking at new developments, providing incentives for developments to include shared/public parking, and allowing developers to fund public parking in-lieu of meeting parking demand/requirements on site.

Policy C-P7.4 **Bicycle Parking.** Require the provision of bicycle parking as part of new private developments.

Policy C-P7.5 **Curbside Management.** Manage the supply and utilization of the curb to maintain an optimal balance between mobility, storage, placemaking, and loading uses allowing for flexibility for adaptive re-use, safety improvements, and activation of curb space whenever possible.

Policy C-P7.6 **Loading Areas in New Developments.** Require adequate off-street loading in new development. Consider shared loading where feasible.

ACTIONS

Action C-A7.1 **Parking Maximums.** Amend the zoning ordinance to replace parking minimums with parking maximums to allow developers and the City the flexibility to provide parking at levels that encourage desired development and are appropriate to the conditions of the development and its context.

Action C-A7.2 **Parking Management Strategies.** Deploy enhanced parking management strategies, parking enforcement, and evaluate dynamic parking pricing strategies that fluctuate based on peak parking and/or district level parking demands.

Action C-A7.3 **Curbside Management Strategies.** Evaluate and implement curb management strategies such as incentivizing or discouraging certain types of trips, mode choices, and behaviors in favor of broader mobility goals.

Action C-A7.4 **Emerging Technology for Curbside Management.** Evaluate and implement performance monitoring and evaluation systems, such as digitization of curbside assets, to dynamically manage evolving curbside demands.

Action C-A7.5 **Truck Loading.** Evaluate and implement ways to reduce conflicts between truck loading and pedestrian, bicycle, and transit networks.

Action C-A7.6 **Public Bicycle Parking.** Install safe, useful, and convenient short and long-term bicycle parking facilities in the public right-of-way or near key destinations, City facilities, and transit facilities.

Action C-A7.7 **Mechanical Parking Lift.** Adopt and maintain an updated mechanical parking lift code or policy.

FUTURE MOBILITY AND TECHNOLOGY

GOAL C-8 Build a values-driven regulatory, management, and partnership framework that flexibly encourages emerging transportation technologies in service of City and community goals.

POLICIES

Policy C-P8.1 **Emerging Technologies.** Monitor, evaluate, test, and implement new technologies that expand options for safe and efficient trip making.

Policy C-P8.2 **Equitable Mobility Options.** Prioritize the needs and perspectives of residents of disadvantaged communities, those who speak limited English, and low-income, senior, and disabled travelers in the design, deployment, and management of new mobility services and technologies. (*Environmental Justice*)

Policy C-P8.3 **Mobility Data.** Leverage mobility data to support new policies, investments, and programmatic actions in service of City goals.

ACTIONS

Action C-A8.1 **Umbrella Regulations for Modern Mobility.** Develop comprehensive regulations and infrastructure standards that are not exclusive to specific service providers and that support a spectrum of digital information, micromobility services, and connected and autonomous vehicles.

Action C-A8.2 **Strategic Partnerships and Pilots.** Create strategic partnerships and pilots with the mobility industry and community organizations that increase mobility options for San Mateans.

Action C-A8.3 **Future-Ready Infrastructure.** Establish public realm policies and tools that reflect San Mateo's goals and priorities in the design and management of streets, curbs, sidewalks, and parking facilities to account for emerging mobility trends and changes in demand over time.

Action C-A8.4 **Equitable Mobility Technology.** Develop an equitable mobility policy and data sharing requirements for vendors to ensure equitable deployment of emerging mobility options with consideration of residents who may be digitally challenged.

Action C-A8.5 **Intelligent Transportation Systems.** Evaluate and deploy Intelligent Transportation Systems (ITS) measures to efficiently manage traffic operations and incident response, enhance transit service efficiency, and better detect and prioritize the travel and safety of people walking and biking.

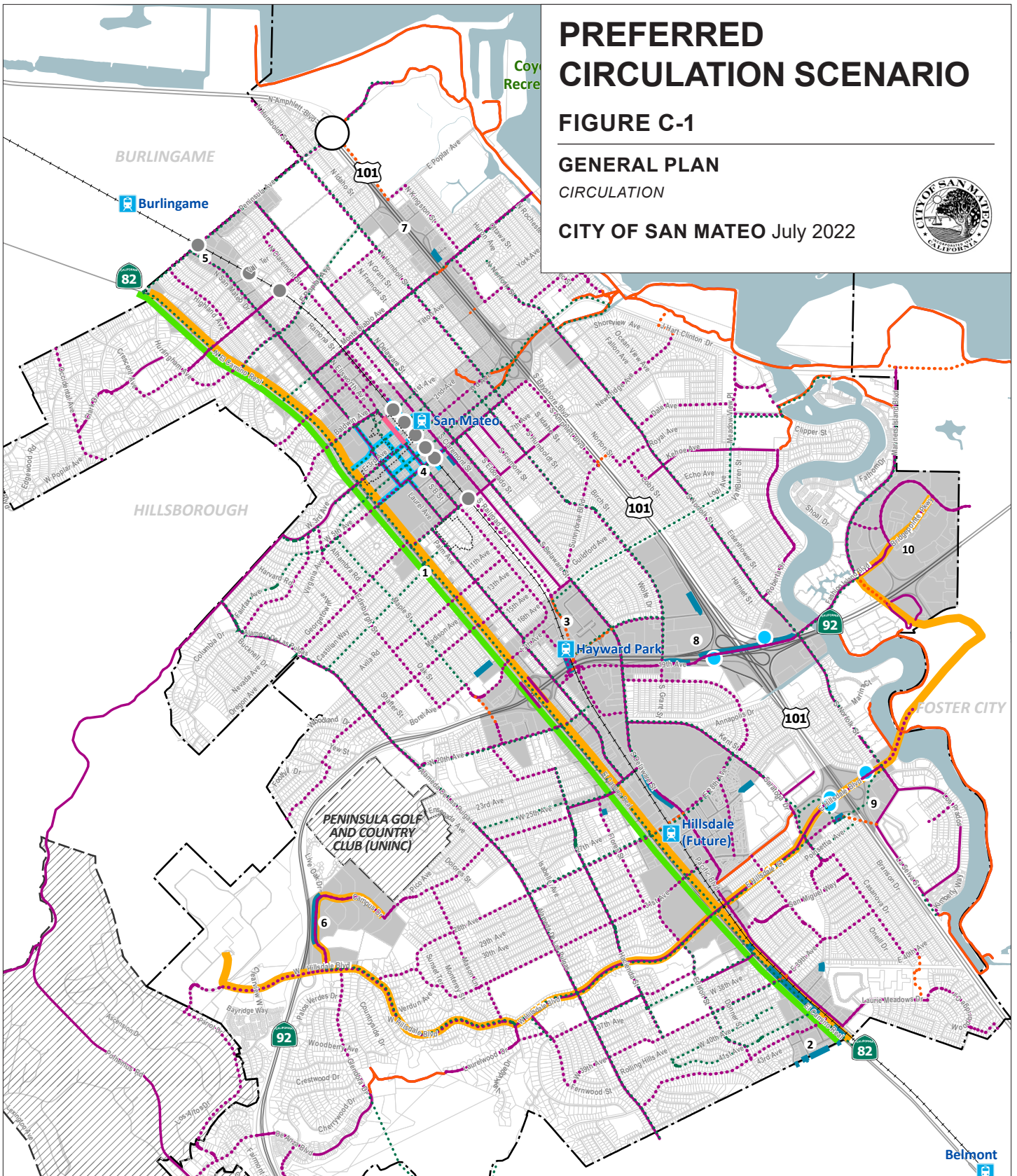
PREFERRED CIRCULATION SCENARIO

FIGURE C-1

GENERAL PLAN

CIRCULATION

CITY OF SAN MATEO July 2022



Line Improvements

- Transit Improvements
- El Camino Real Bikeway, Public Realm & BRT Improvements
- ... 2012 Proposed Pedestrian Priority Network
- Existing Bikeways
- ... Proposed Bikeways
- Existing Shared Bike and Ped Path
- ... Proposed Shared Bike and Ped Path
- Pedestrian Improvements, Diverted Traffic
- Missing Sidewalks

Crossing Improvements

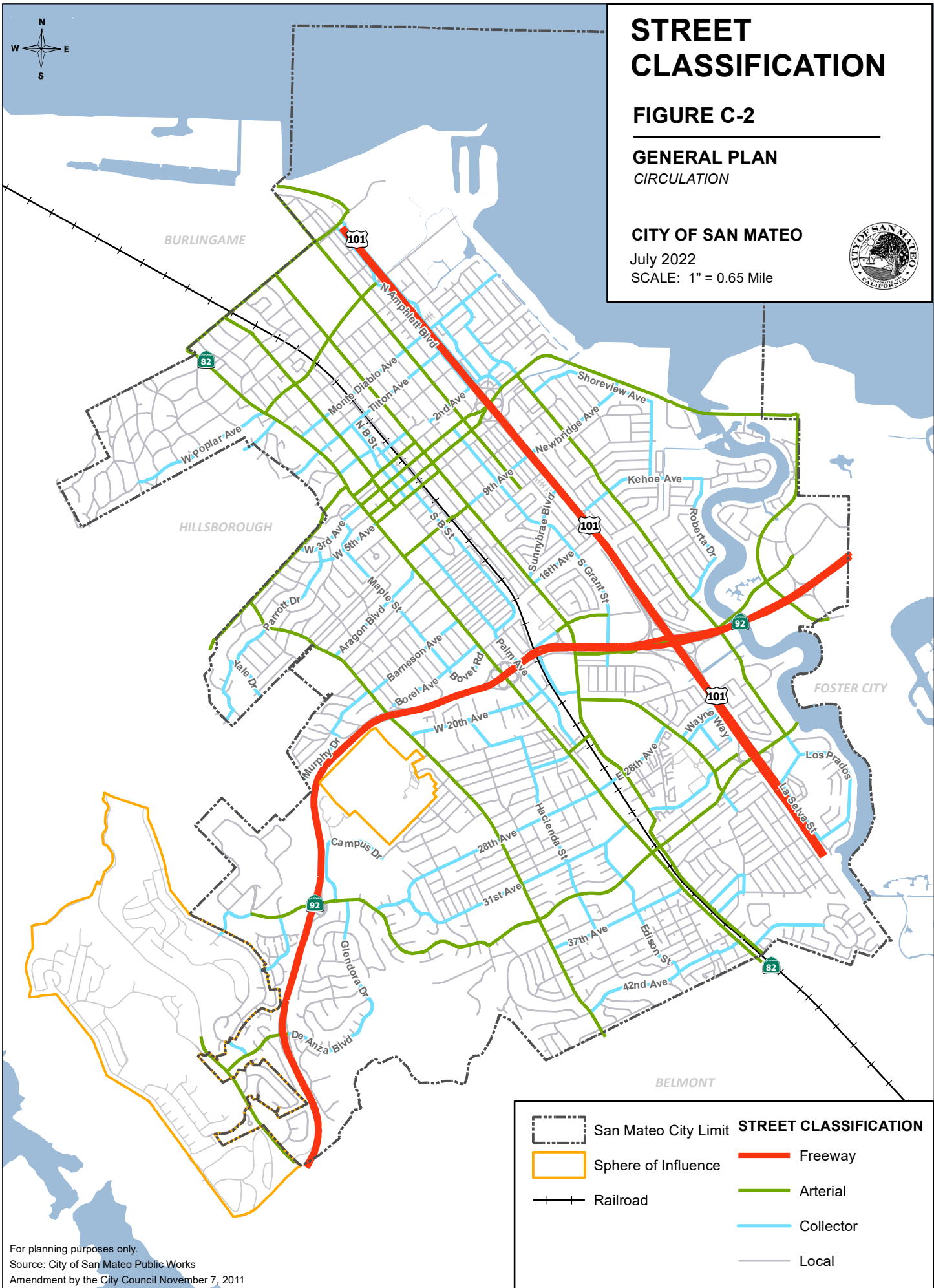
- Proposed Peninsula Interchange Project
- Proposed Pedestrian Crossing Improvements
- Current Caltrain At-Grade Crossings

- Study Area
- Sphere of Influence
- Caltrain Station
- Existing Pedestrian Mall (Street Closure)

0 0.5
Scale (Miles)

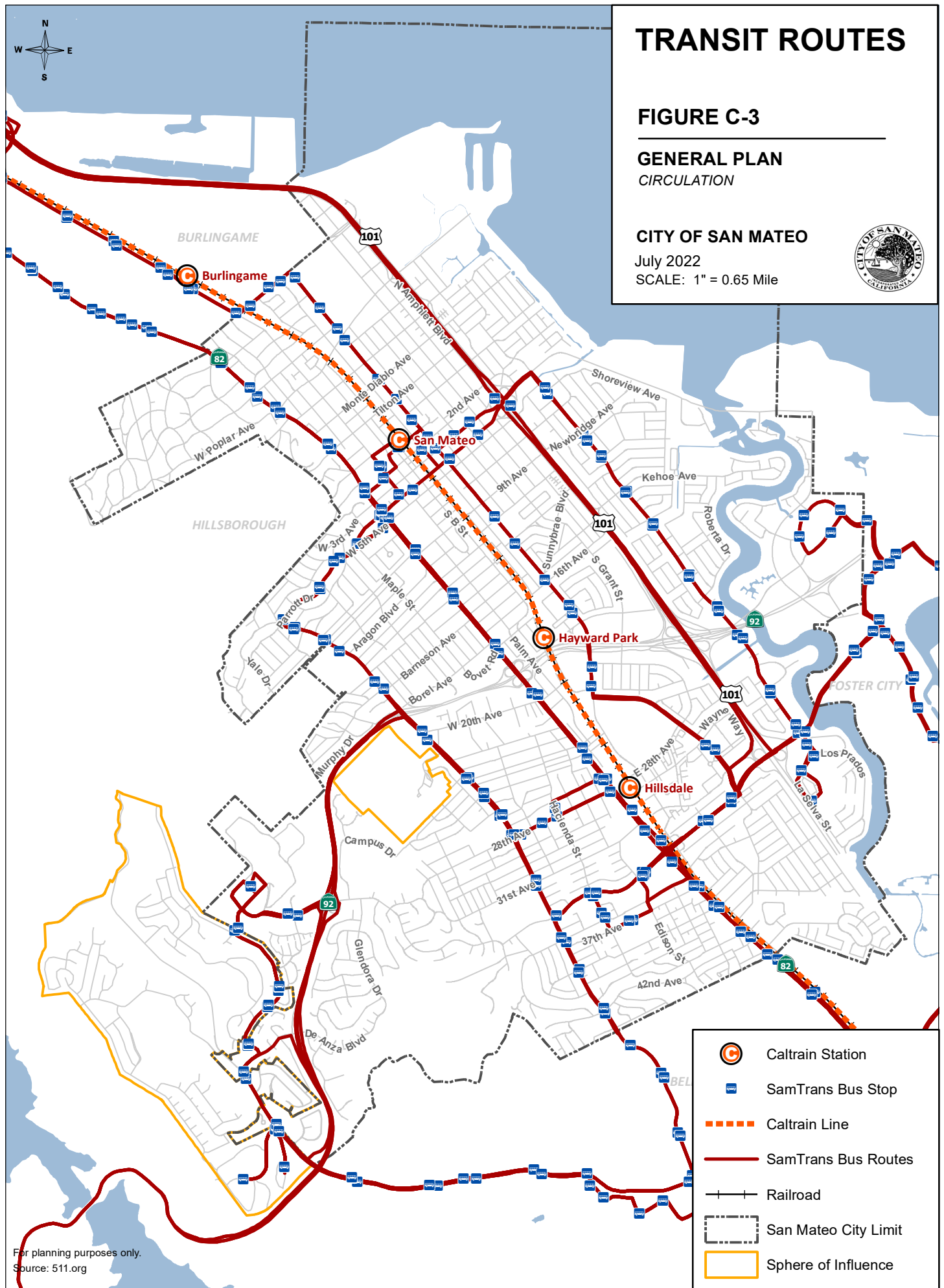


Source Data:
City of San Mateo, 2019;
San Mateo County, 2018; Esri, 2019;
PlaceWorks, 2019;
Nelson Nygaard, 2020.



GENERAL PLAN

CIRCULATION



For planning purposes only.
Source: 511.org

BICYCLE NETWORK

FIGURE C-4

GENERAL PLAN

CIRCULATION

CITY OF SAN MATEO October 2021



Bicycle Facilities

Existing

- Shared Use Path
- Buffered Bike Lane
- Bike Lane
- Bike Route

Proposed

- - - Shared Use Path
- - - Separated Bike Lane
- - - Buffered Bike Lane
- - - Bike Lane
- - - Bicycle Boulevard
- - - Bike Route

Other

- Caltrain Stations
- Rail Lines
- Parks
- Schools
- Water
- Intersection Treatments Requiring further study

NOTE

*City will implement a bikeway on either 39th or 42nd Ave (from Edison St to Pacific Blvd) pending further analysis of each alignment.

May Require Further Study



0 0.5 1 mi



5. COMMUNITY DESIGN AND HISTORIC RESOURCES ELEMENT

GOALS AND POLICIES

NATURAL LANDSCAPES AND THE URBAN FOREST

GOAL CD-1	Preserve and enhance San Mateo's natural setting as an irreplaceable asset and the physical foundation of the community.
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POLICIES

Policy CD-P1.1	Respect for the Landscape. Encourage new development to respect and respond to the natural topography of San Mateo.
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Policy CD-P1.2	Preservation of Natural Focal Points. Preserve and enhance views of and access to the foothills and the Bay through the design of new development to the extent feasible.
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Policy CD-P1.3	New Development Requirements. Require new developments to protect and enhance the character of scenic roadways and trails designated on Figure C/OS-4 , including land uses, signs, screening, and preservation of view corridors.
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GOAL CD-2	Protect heritage trees, street trees, and tree stands and maintain the health and condition of San Mateo's urban forest.
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POLICIES

Policy CD-P2.1	Tree Preservation. Continue to preserve protected heritage and street trees throughout San Mateo.
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Policy CD-P2.2	Replacement Planting. Require replacement planting or payment of an in-lieu fee when the removal of protected heritage and street trees is permitted.
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Policy CD-P2.3	New Development Requirements. Require the protection of trees during construction activity; require that landscaping, buildings, and other improvements located adjacent to trees be designed and maintained to be consistent with the continued health of the tree.
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Policy CD-P2.4	Public Awareness. Pursue public awareness and education programs concerning the identification, care, and regulation of trees.
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Policy CD-P2.5	Tree Maintenance. Preserve and regularly maintain existing protected heritage and street trees to keep them in a safe, healthy and aesthetic condition.
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- Policy CD-P2.6** **New Development Street Trees.** Require street tree planting where feasible as a condition of all new developments.
- Policy CD-P2.7** **Street Tree Planting.** Encourage the planting of new street trees to increase the tree canopy throughout the city and especially in gateway areas and in tree deficient neighborhoods; encourage neighborhood participation in tree planting programs.
- Policy CD-P2.8** **Tree Stand Retention.** Preserve the character of stands or groves of trees in the design of new or modified projects, where feasible.

ACTION

- Action CD-A2.1** **Tree Planting Funding.** Identify non-City funded tree planting programs and other funding sources for tree planting efforts on an annual basis.

HISTORIC RESOURCES

GOAL CD-3	Preserve historic and culturally important structures, assets, and districts to maintain San Mateo's special identity and continuity with the past.
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POLICIES

- Policy CD-P3.1** **Historic Preservation.** Preserve historic buildings where feasible.
- Policy CD-P3.2** **Historic Districts.** Consider the protection of concentrations of buildings which convey the flavor of local historical periods or provide an atmosphere of exceptional architectural interest or integrity, when they meet identified state and local standards.
- Policy CD-P3.3** **Historic Building Definition.** Define historic buildings as those that are on or individually eligible for the National Register of Historic Places, California Register of Historical Resources, or Downtown Historic District contributor buildings as designated in the 1989 Historic Building Survey Report, or as determined to be eligible through documentation contained in a historic resources report.
- Policy CD-P3.4** **Public Awareness.** Foster public awareness and appreciation of the City's historic, architectural, and archaeological resources and educate the community about how to preserve and improve these resources.
- Policy CD-P3.5** **Historic Structure Renovation and Rehabilitation.** Promote the renovation and rehabilitation of historic structures that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures and the California Historical Building Code and prioritize historic structures for available rehabilitation funds.

Policy CD-P3.6 **Historic Preservation Funding.** Pursue and promote historic preservation funding sources to incentivize the protection of historic resources such as the California Mills Act Property Tax Abatement Program and Federal Historic Preservation Tax Incentives Program.

Policy CD-P3.7 **Demolition Alternatives.** Require an applicant to submit alternatives to full demolition on how to preserve a historic building as part of any planning application and implement methods of preservation unless health and safety requirements cannot be met.

ACTIONS

Action CD-A3.1 **Historic Building Survey.** Establish and maintain an inventory of architecturally, culturally, and historically significant structures and sites. Proactively maintain an up-to-date historic resources inventory by seeking funding opportunities to update the historic survey.

Action CD-A3.2 **Historic Preservation Ordinance.** Update and maintain the City's Historic Preservation Ordinance to be consistent with State and Federal standards and guidelines, and to support local historic preservation objectives.

Action CD-A3.3 **Preservation Incentives.** Create incentives to preserve historic and cultural resources such as reducing parking requirements, allowing a flexible use, or establishing a transfer of development rights program.

Action CD-A3.4 **Historic Design Standards.** Create objective design standards for development within historic districts or adjacent to historic structures and/or culturally important sites to maintain the historic character of these resources.

CITY IMAGE

GOAL CD-4	Develop and maintain an attractive urban fabric that reflects San Mateo's unique character.
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POLICIES

Policy CD-P4.1 **Community Cohesion.** Design new private development, streets, and public spaces to enhance social connection by providing street-fronting uses and community spaces, as appropriate.

Policy CD-P4.2 **Gateways.** Develop gateways that visually announce key entrances to San Mateo by creating distinctive architectural or landscape features at the following locations:

- a. Entrances to the Downtown;
- b. North and south ends of El Camino Real (SR 82);
- c. US 101 and Third Avenue;

- d. US 101 and Hillsdale Boulevard;
- e. Mariner's Island Boulevard and J. Hart Clinton Drive at the border of Foster City; and
- f. State Route 92 off-ramps at El Camino Real.

Policy CD-P4.3 **Sustainable Design.** Encourage integration of sustainable design features and elements into the design of new buildings.

Policy CD-P4.4 **El Camino Real (SR 82).** Encourage improvements to the public right-of-way and private properties along El Camino Real that will make the corridor safer and more attractive for all users, such as redesigned transit stops, improved sidewalks, street trees and other pedestrian amenities, and updated/improved building facades. Incorporate the Guiding Principles of the Grand Boulevard Initiative into future plans for the El Camino Real corridor in San Mateo.

Policy CD-P4.5 **Railroad Corridor.** Improve the railroad corridor to create a positive City image and an urban environment that supports a multimodal transportation network.

Policy CD-P4.6 **Signage.** Maintain signage controls that appropriately regulate the design, size, type, illumination and quantity of signs visible from corridors.

Policy CD-P4.7 **Public Open Space Design.** Seek opportunities to establish public open spaces in new developments and new public buildings, and promote innovative and creative designs to create exceptional and unique spaces.

Policy CD-P4.8 **Public Art.** Continue to require public art as part of new development. Support public art as a resource that enhances the quality of life for individuals living in, working in, and visiting the City; improves the quality of the urban environment; and increases property values.

Policy CD-P4.9 **Inclusive Outreach.** Involve the community in the City's efforts to develop and maintain an attractive urban fabric that reflects San Mateo's unique character. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities.

RESIDENTIAL

GOAL CD-5 Maintain and enhance the existing character and physical quality of residential neighborhoods through the appropriate design of new development.

POLICIES

Policy CD-P5.1 **Building Mass and Scale.** Encourage new residential developments to be compatible with the scale of the surrounding neighborhood.

- Policy CD-P5.2** **Low-Density Residential Development.** Require new homes in the Low and Very Low residential designations, including single-family dwellings, duplexes, triplexes, four-plexes, and ADUs to be consistent with objective design standards as described in the City’s Residential Design Standards.
- Policy CD-P5.3** **Single-Family Design.** Encourage new single-family dwellings and expansions of existing single-family dwellings that address the preservation and enhancement of neighborhood character through building scale, materials, architectural style and details, and privacy.
- Policy CD-P5.4** **Multi-Family Design.** Ensure that the architectural design of new multi-family developments enhances the neighborhood character by providing appropriate building and pedestrian scale elements, high quality materials and construction, open space and resident amenities.
- Policy CD-P5.5** **Multi-Family Parking.** Require new multi-family developments to design and site parking to avoid blank, ground floor walls and to screen views of parking from the street.
- Policy CD-P5.6** **Multi-Family Open Space.** Require that a portion of required open space for new multi-family projects be useable for passive or active recreation.

ACTIONS

- Action CD-A5.1** **Objective Design Standards.** Develop and adopt objective design standards that clearly outline the City’s design expectations for new single-family and multi-family projects.
- Action CD-A5.2** **Accessory Dwelling Units and Junior Dwelling Units Design.** Continue to monitor State law and update the City’s Accessory Dwelling Unit ordinance to ensure that new ADUs and JADUs are regulated in accordance with State law requirements while also meeting community needs and expectations.

MIXED-USE AND COMMERCIAL AREAS

GOAL CD-6	Improve the visual character, livability, and vitality of mixed -use and commercial areas.
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POLICIES

- Policy CD-P6.1** **Objective Design Standards.** Provide clear, objective, and quantifiable design standards to guide new mixed-use and commercial development.
- Policy CD-P6.2** **Pedestrian Oriented Design.** Cultivate pedestrian activity in commercial and mixed-use areas by providing adequate sidewalk widths, locating windows along ground floor street facades, trees and awnings, and human scale construction materials and features.

- Policy CD-P6.3** **Respect Existing Scale.** Encourage new mixed-use and commercial development to respect the scale of surrounding buildings by providing breaks in the building face at spacings common to buildings in the area and by stepping back upper floors.
- Policy CD-P6.4** **Orient Buildings Toward the Street.** Encourage commercial development to be located at the street in retail areas to encourage pedestrian activity and an active streetscape.
- Policy CD-P6.5** **Commercial Parking.** Encourage commercial projects to provide required parking underground to minimize the amount of ground floor area dedicated to parking. When parking is located at grade, it should be located towards the side and rear of parcels.
- Policy CD-P6.6** **Commercial Transitions.** Encourage new commercial development or redevelopment to provide an appropriate transition to adjacent neighborhoods.
- Policy CD-P6.7** **Outdoor Display and Eating.** Support parklets, the outdoor display of goods at retail uses, and restaurant seating areas to add visual interest and activity to commercial and mixed-use areas.

ACTION

- Action CD-A6.1** **Objective Design Standards.** Develop and adopt objective design Standards for new mixed-use and commercial development to provide a clear understanding of the City's expectation for new project design, including pedestrian-friendly design.

AREA SPECIFIC DESIGN POLICIES

[Note: Additional design policies and actions for specific areas around the City will be developed during outreach effort based on community and decisionmaker input.]

NORTH CENTRAL

- Policy CD-P6.8** **Amphlett Boulevard.** Require new buildings and additions to be compatible with adjoining residential areas including adequate screening and landscaping.

SHOREVIEW

- Policy CD-P6.9** **US 101 Frontage.** Encourage upgrading of the appearance of US 101 and properties adjacent to the freeway through design treatment, screening and right-of-way landscaping.
- Policy CD-P6.10** **Marina Lagoon Properties.** Development of private parcels having frontage on Marina Lagoon should retain public access, providing a connection between Shoreline Park and Bayside/Joinville Park.

MARINA LAGOON / BRIDGEPOINTE

Policy CD-P6.11 **Marina Plaza Center.** Retain the Marina Plaza neighborhood retail center and allow limited expansion of low scale commercial uses.

NORTHWEST HEIGHTS

[NOTE: POLICIES WILL BE DEVELOPED DURING OUTREACH EFFORT]

HAYWARD PARK / SUNNYBRAE

[NOTE: POLICIES WILL BE DEVELOPED DURING OUTREACH EFFORT]

BERESFORD PARK

Policy CD-P6.12 **25th Avenue Shopping Center.** Continue to support ground floor retail uses and improvements the physical and aesthetic nature of the 25th Avenue commercial district. New buildings or remodels should be compatible with existing buildings while incorporating improved signage and high quality design and construction.

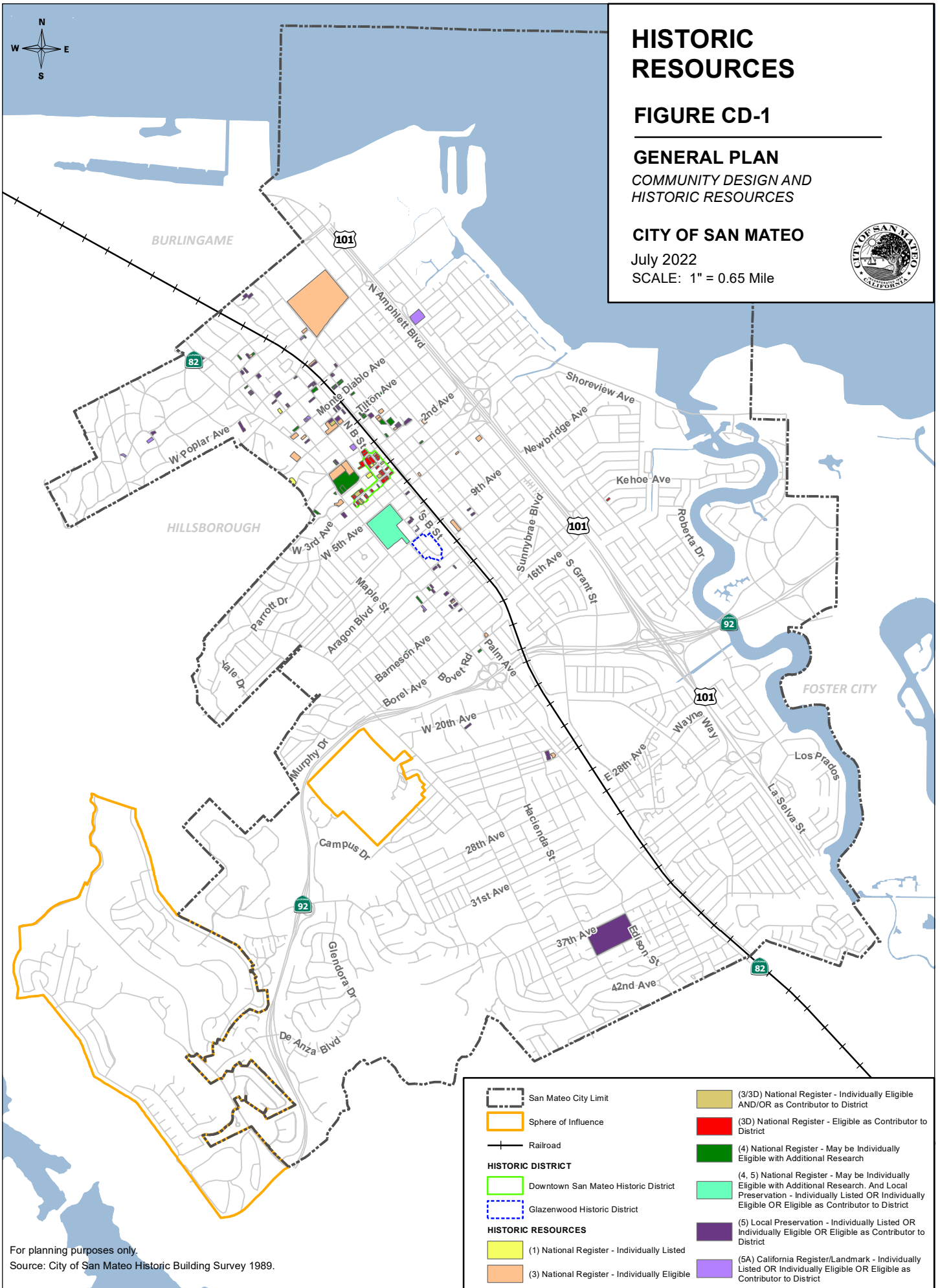
Policy CD-P6.13 **Peninsula Golf and Country Club.** Support the retention of the existing club and recreation use. If the site is redeveloped, residential development that is compatible with adjacent uses in terms of density and intensity should be encouraged.

HILLSDALE / SUGARLOAF

Policy CD-P6.14 **San Mateo County Hospital.** Should all or a portion of the San Mateo County Hospital redevelop, a mixed residential development is appropriate with stepped density compatible with adjacent residential areas, ranging from single-family adjacent to single family residences to medium density where adequately buffered.

WESTERN HILLS

Policy CD-P6.15 **San Mateo County Facilities Site.** Require a Master Plan prior to any future development of the site. Encourage clustered development to maximize open space and protect hillsides, major vegetation, natural topography and views from surrounding areas.





6. CONSERVATION, OPEN SPACE, PARKS & RECREATION ELEMENT

GOALS AND POLICIES

ENVIRONMENTAL STEWARDSHIP

GOAL COS-1	Protect and enhance the City's natural resource areas that provide plant and animal habitat and benefit human and ecological health and resilience.
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POLICIES

Policy COS-P1.1 **Sensitive Natural Communities.** Protect riparian habitat and other sensitive natural communities.

Policy COS-P1.2 **Interjurisdiction Coordination.** Coordinate with adjacent jurisdictions and regional, State, and federal agencies to protect critical wildlife habitat, including by participating in comprehensive habitat management programs.

Policy COS-P1.3 **Site Evaluations.** Require independent professional evaluation of sites for any public or private development located within known or potential habitat of species designated by State and federal agencies as rare, threatened, or endangered.

The site evaluation shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the evaluation shall be conducted for proper identification of the species. The evaluation shall consider the potential for significant impacts on special-status plant and animal species and shall include feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service and California Department of Fish and Game). The City shall require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and functions.

In lieu of the site evaluation, presence of special status plant and animal species may be assumed and the City may require mitigation requiring “no net loss” mitigation of sensitive habitat acreage may be applied to the satisfaction of the City and appropriate governmental agencies.

Policy COS-P1.4 **Development Near Wetlands or Water.** Restrict or modify proposed development in areas that contain wetlands or waters to ensure the continued

health and survival of special-status species and sensitive habitat areas. Development projects shall be designed to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site or off-site replacement at a higher ratio. Project design modification shall include adequate avoidance measures such as the use of setbacks, buffers, and water quality, drainage control features, or other measures to ensure that no net loss of wetland acreage, function, water quality protection, and habitat value occurs. This may include the use of setbacks, buffers, and water quality, drainage control features, or other measures to maintain existing habitat and hydrologic functions of retained wetlands and waters of the US.

Policy COS-P1.5

Wetland Development Mitigation. Avoid wetlands development where feasible (as defined under State CEQA Guidelines Section 15364). When an applicant has demonstrated that no net loss of wetlands would occur and that on-site restoration is not feasible, provide replacement habitat on-site through restoration and/or habitat creation that would ensure no net loss of wetland acreage, function, water quality protection, and habitat value. Off-site wetland mitigation preferably will consist of the same habitat type as the wetland area that would be lost.

1. Restricting or modifying proposed development in areas that contain wetlands or waters of the U.S., as defined by U.S. Army Corps of Engineers delineations, as necessary to ensure the continued health and survival of special-status species and sensitive habitat areas. Development projects shall be designed to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site replacement or (as a lowest priority) off-site replacement at a higher ratio. Modification in project design shall include adequate avoidance measures to ensure that no net loss of wetland acreage, function, water quality protection, and habitat value occurs. This may include the use of setbacks, buffers, and water quality, drainage control features, or other measures to maintain existing habitat and hydrologic functions of retained wetlands and waters of the U.S.
2. Designing public access to avoid or minimize disturbance to sensitive resources, including necessary setback/buffer areas, while facilitating public use, enjoyment, and appreciation of wetlands.
3. Avoiding wetlands development where feasible (as defined under State CEQA Guidelines Section 15364). Where complete avoidance of jurisdictional wetlands is not feasible (as defined under State CEQA Guidelines Section 15364), require provision of replacement habitat on-site through restoration and/or habitat creation that would ensure no net loss of wetland acreage, function, water

quality protection, and habitat value. Allow restoration of wetlands off-site only when an applicant has demonstrated that no net loss of wetlands would occur and that on-site restoration is not feasible. Off-site wetland mitigation preferably will consist of the same habitat type as the wetland area that would be lost.

Policy COS-P1.6

Bird Island. Manage Bird Island as a bird nesting and breeding site.

ACTION

Action COS-A1.1

Environmental Review. Review the environmental documents for projects located adjacent to City boundaries regarding impacts and mitigations to species and habitat.

ACCESS TO NATURE

GOAL COS-2

Ensure that current and future generations will enjoy the environmental, social, health, and economic benefits derived from access to our urban forest, parks and open spaces.

POLICIES

Policy COS-P2.1

Sustainable Access. Continue to design and manage public access to the City's natural resources in a way that promotes public health and connection to nature while avoiding or minimizing disturbance and sustaining these resources into the future.

Policy COS-P2.2

Equitable Conservation. Prioritize preservation, restoration, and enhancement of natural landscapes in or near underserved communities for their role in improving air quality and community health.

Policy COS-P2.3

Shoreline Interpretive Opportunities. Promote public awareness of the value and care of the Shoreline for habitat values, water quality, and safety through on-site interpretive programs or outdoor displays which are in character with the adjacent open spaces.

Policy COS-P2.4

Lagoon and Shoreline Public Access. Require public access from new developments adjacent to the Lagoon and Shoreline as a condition of approval.

Policy COS-P2.5

Sugarloaf Mountain Management. Improve, maintain, and manage the natural qualities and habitat of Sugarloaf Mountain and Laurelwood Park, including management of public access, study, recreation, and wildland fire hazards.

Policy COS-P2.6

Sugarloaf Mountain Interpretive Opportunities. Promote public awareness of the value and care of Sugarloaf Mountain through on-site interpretive programs or displays which are in character with the open space, consistent with the adopted management plan.

ACTION

- Action COS-A2.1** **Improvements to Bayfront Nature Area.** Review plans for the remaining uncompleted portions of Shoreline Park, including the Bayfront Nature Area, Tidelands Park, San Mateo Creek improvements east of Highway 101, Bay Marshes and J. Hart Clinton Drive to ensure they reflect current environmental and programmatic needs.

WATER QUALITY, CREEKS, AND RIPARIAN AREAS

GOAL COS-3	Protect and improve San Mateo's creeks as valuable habitat, green infrastructure, and components of human and environmental health.
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POLICIES

- Policy COS-P3.1** **Low Impact Development.** Minimize stormwater runoff and pollution by encouraging low-impact design (LID) features, such as pervious parking surfaces, bioswales, and filter strips in new development.
- Policy COS-P3.2** **Water Quality Standards.** Manage City creeks, channels, and the Marina Lagoon, to meet applicable state and federal water quality standards and sustain aquatic/wildlife habitat appropriate to the water flow.
- Policy COS-P3.3** **Aesthetic and Habitat Values - Public Creeks.** Preserve and enhance the aesthetic and habitat values of creeks, such as San Mateo, Laurel, and Beresford creeks, and other City-owned channels in all activities affecting these creeks, including revegetation, erosion control, and adequate setbacks for structures.
- Policy COS-P3.4** **Aesthetic and Habitat Values – Private Creeks.** Encourage preservation and enhance the aesthetic and habitat values of privately owned sections of all other creeks and channels, shown in [Figure C/OS-1](#).
- Policy COS-P3.5** **Hydrologic Impacts.** Ensure that improvements to creeks and other waterways do not cause adverse hydrologic impacts or significantly increase the volume or velocity of flow of the subject creek.
- Policy COS-P3.6** **New Creekside Development Requirements.** Require that new creekside development protect and improve setbacks, banks, and waterways adjacent to the development project in order to increase flood protection and enhance riparian vegetation and water quality.
- Policy COS-P3.7** **Groundwater Recharge in Open Spaces.** Protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas.
- Policy COS-P3.8** **Groundwater Recharge in Urban Areas.** Protect groundwater recharge and groundwater quality when considering new development projects.

Policy COS-P3.9

Preservation of Beneficial Uses. Manage Marina Lagoon to balance and enhance its beneficial uses. Manage other water bodies to allow for limited nearby recreation, such as picnicking, hiking, boating, sightseeing, and interpretive study.

ACTIONS

Action COS-A3.1

Stormwater Treatment. Continue to participate in the San Mateo Countywide Stormwater Pollution Prevention Program to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) permit to prevent water pollution from point and non-point sources.

Action COS-A3.2

Groundwater Recharge Area Mapping. Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.

Action COS-A3.3

Incentives for Low Impact Development. Develop and implement incentives to encourage applicants to include low-impact design features in new development.

AIR QUALITY

GOAL COS-4

All San Mateo residents should have the ability to breathe safe, clean air.

POLICIES

Policy COS-P4.1

Air Quality Thresholds. Use thresholds of significance that match or are more stringent than the air quality thresholds of significance identified in the current Bay Area Air Quality Management District (BAAQMD) Air Quality Guidelines when evaluating air quality impacts of projects.

Policy COS-P4.2

Health Risk Assessment. Require a cumulative health risk assessment, including consideration of truck traffic impacts, when a project potentially affects sensitive receptors in disadvantaged communities, and require appropriate mitigation based on the findings of the assessment.

Policy COS-P4.3

Activity Near Sensitive Receptors. Comply with State regulations that prohibit nonessential idling of vehicles near sensitive receptors such as the requirements outlined in Title 13 CCR 9 Sections 2449, article 4.8, and Title 13 CCR 10 Sections 2480 and 2485 of the California Code of Regulations.

Policy COS-P4.4

Odors. When proposed development generating odors is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels.

Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.

When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels.

Policy COS-P4.5

Toxic Air Contaminants. Require that when new development that would be a source of toxic air contaminants (TACs) is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels.

When new residential or other sensitive receptors are proposed near existing sources of TACs, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels.

Policy COS-P4.6

Air Quality Construction Impacts. Require new construction activities to mitigate air quality impacts generated during construction activities in compliance with BAAQMD's regulations and guidelines on construction activity impacts.

Policy COS-P4.7

Truck Facilities. Require new development to provide adequate truck parking, loading space, and generators for refrigerated trucks to prevent idling.

ACTIONS

Action COS-A4.1

Air Quality Improvement. Support and partner with Bay Area Air Quality Management District (BAAQMD) in monitoring, education, permitting, enforcement, grants programs, or other efforts to improve air quality issues and health outcomes for all.

Action COS-A4.2

Clean Air Refuges. Develop and implement a plan to provide clean air refuges during times when outdoor air quality is unhealthy. Explore the feasibility of participating in State grant programs to fund retrofits of ventilation systems at public buildings to provide refuge for residents during periods of unhealthy air quality caused by excessive smoke from wildfires.

HILLSIDES

GOAL COS-5	Minimize the impact of hillside development on the natural environment and public safety.
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POLICIES

Policy COS-P5.1	Hillside Development Principles. Require hillside development to minimize impacts by preserving the existing topography, limiting cuts and fills, and clustering development. Limit development on steep hillsides with a 30 percent or higher slope.
Policy COS-P5.2	Minimal Impacts. Require new development to preserve natural topographic forms and to minimize adverse impacts on vegetation, water, soil stability, and wildlife resources.

ARCHAEOLOGICAL RESOURCES AND TRIBAL CULTURAL RESOURCES

GOAL COS-6	Protect archaeological resources and resources that are culturally significant to Native American tribes and acknowledge San Mateo's past as indigenous land.
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POLICIES

Policy COS-P6.1	Archaeological Resource Protection. Preserve, to the maximum extent feasible, archaeological sites with significant cultural, historical, or sociological merit for present-day residents or Native American tribes.
Policy COS-P6.2	Tribal Cultural Resources. Preserve areas which have identifiable and important tribal cultural resources and comply with appropriate State and federal standards to evaluate and mitigate impacts to cultural resources, including tribal, historic, archaeological, and paleontological resources.
Policy COS-P6.3	Tribal Consultation. Consult with Native American representatives, including through early coordination, to identify locations of importance to Native Americans, including archaeological sites, sacred sites, traditional cultural properties, and other types of tribal cultural resources. Respect tribal concerns if a tribe has a religious prohibition against revealing information about specific practices or locations.
Policy COS-P6.4	Potential Archaeological Impacts. Consistent with CEQA, prior to construction, consult the California Archaeological Inventory Northwest Information Center for project-specific reviews to evaluate the potential for impact on archaeological resources and determine whether or not further study is warranted.

Policy COS-P6.5

On-Site Mitigation. If development could affect a tribal cultural resource or archaeological resource, require the developer to contact an appropriate tribal representative to train construction workers on appropriate avoidance and minimization measures, requirements for confidentiality and culturally appropriate treatment, other applicable regulations, and consequences of violating State laws and regulations.

ACTION

Action COS-A6.1

Pre-Construction Investigations. Consistent with CEQA, establish specific procedures for pre-construction investigation of high and medium sensitivity sites identified in the 1983 Chavez investigation, unless superseded by more recent investigations, in order to assist property owners, developers, and the City in making decisions when archaeological resources may be affected.

PARKS AND RECREATION

GOAL COS-7

Provide a comprehensive system of park and recreation programs and facilities based on the needs of the City's residents to encourage healthy lifestyles and ensure access for all.

POLICIES

Policy COS-P7.1

Active and Healthy Lifestyles. Maintain and expand programs that promote active and healthy lifestyles and incorporate health and wellness practices into everyday life, such as healthy eating and nutrition education programs, water safety and swim programs, and youth fitness activities.

Policy COS-P7.2

Creating Community. Cultivate opportunities to come together as a community, celebrate our heritage, cultures and milestones, and have social supports available, which are key to creating a sense of community and building community resilience.

Policy COS-P7.3

Creative Outlets. Provide skill development and performance opportunities within each of the major art forms with an emphasis on promoting lifelong enjoyment to nurture creative discovery.

Policy COS-P7.4

Enrichment and Lifelong Learning. Provide a wide array of enriching and lifelong learning opportunities that provide mental stimulation, self-improvement, exploration, educational opportunities, and skills that can be applied at home or business.

Policy COS-P7.5

Parks as Learning Environments. Enhance the role of parks as learning environments by providing interpretive opportunities to community organizations and at City-operated facilities to increase public awareness of their unique cultural, historical, and environmental characteristics.

- Policy COS-P7.6** **Child and Youth Development.** Provide pre-school through teenage youth with a variety of experiences that nurture individuality, spark imagination, encourage active recreation, and build the skills needed to ensure success in the next stage of development.
- Policy COS-P7.7** **Aging Adults.** Promote policies, programs, services and public infrastructure improvements through either direct City provision or through collaborative partnerships with other agencies to insure that older adults can age in place while feeling valued and supported.
- Policy COS-P7.8** **Community-Led Activity Initiatives.** Work with local community groups and San Mateo County Health to initiate walking, hiking, cycling, and other recreation clubs and activities to increase participation, safety, and social cohesion.
- Policy COS-P7.9** **Conservation and Nature Awareness.** Increase public awareness of the importance of and appreciation for conservation opportunities and the value of connecting children to nature with enhanced programs and public outreach.
- Policy COS-P7.10** **Central Park.** Promote Central Park’s character as the City’s signature park and community gathering place.

ACTION

- Action COS-A7.1** **Coordination with Education Providers.** Coordinate with other education providers, such as the College of San Mateo and the Public Library, to identify appropriate service targets and provide activities within those identified targets.

GOAL COS-8	Provide equitable and convenient access to parks, recreational programs, and facilities so that all residents experience the benefits of parks and open space on their physical and mental health.
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POLICIES

- Policy COS-P8.1** **Accessible Facilities.** Continue to provide general park facilities that are free and open to the public, except for reservations of specific facilities by groups or individuals, or for facilities that traditionally charge fees (e.g., Golf Course, Marina Lagoon).
- Policy COS-P8.2** **Recreation Fee Assistance.** Continue to provide program fee assistance to qualifying families and older adults consistent with the Park and Recreation Commission endorsed administrative policy for fee assistance.

ACTIONS

- Action COS-A8.1** **Customer Service.** Adopt policies and practices that create satisfied customers and develop life-long relationships with our users.

- Action COS-A8.2** **Inclusion and Accessibility.** Create policies, programs and facility designs that are inclusive, respectful, and supportive for all members of the community. Expand cultural awareness and appreciation through culturally relevant programs and special events.
- Action COS-A8.3** **Resident Input.** Solicit a broad spectrum of resident input for major park improvements or park master plans. Conduct multi-lingual and culturally sensitive outreach to ensure all voices are included in park planning efforts and that San Mateo's parks reflect the diversity of the community.
- Action COS-A8.4** **Public Information.** Communicate through diverse channels and in multiple languages the benefits and value park and recreation services bring in making San Mateo a more livable, economically viable, and socially responsible community.
- Action COS-A8.5** **Technology Innovation.** Identify and incorporate technology innovations as an ongoing strategy to better serve the public, e.g. virtual trail maps, digitalized park signage, virtual programming, etc.

GOAL COS-9 Provide the appropriate mix of parks and facilities that balances the needs of active and passive facilities, allows formal and informal uses, is accessible for all residents, and meets existing and future recreation needs.

POLICIES

- Policy COS-P9.1** **Facility Standards.** Use the Park and Recreation Facility Standards to assess the adequacy of existing facilities; to design, develop and redevelop sites, and to acquire or accept new sites.
- Policy COS-P9.2** **Acreage Standards.** Acquire or accept for dedication two acres of neighborhood and community parks per 1,000 residents.
- Policy COS-P9.3** **Walkable Parks and Amenities.** Provide accessible public park or other recreational opportunities that are within approximately 1/3 of a mile of residents without travel over significant barriers. Ideally, one or more of the following amenities should be available: multi-purpose turf area, children's play area with pre-school and youth apparatus, seating areas, picnic areas, a multi-use court, and an opportunity for passive enjoyment of an aesthetic landscaped space.
- Policy COS-P9.4** **Active Use Facilities.** Provide sufficient active use facilities to support current needs and future trends including but not limited to multi-use athletic turf areas; court games; action sports, e.g. biking; ; and a system of pedestrian and bike trails that will provide interconnectivity between parks.

- Policy COS-P9.5** **Master Planning.** Continue to prepare and maintain master plans for all undeveloped parks and for those parks over two acres in size prior to development or major redevelopment. Allow interim uses if such uses will not adversely impact or limit potential permanent uses.
- Policy COS-P9.6** **Rehabilitation or Purchase of School Sites.** Consider contributions towards rehabilitation or the purchase of recreational facilities on surplus school sites based upon an evaluation of their value as community recreation resources.

ACTIONS

- Action COS-A9.1** **Regional Facilities.** Explore the feasibility of developing regional recreational and sports complexes with neighboring cities.
- Action COS-A9.2** **Bay Meadows Community Park.** Complete the master planning for Bay Meadows Community Park to reflect its value as a city-wide asset that can address one or more identified facility deficiencies.

GOAL COS-10	Plan and develop well-designed parks and recreation facilities compatible with surrounding uses that promote accessibility, efficient use, and practical maintenance.
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POLICIES

- Policy COS-P10.1** **Rehabilitation Priorities.** Prioritize parks and recreation facilities projects that rehabilitate facilities that have become or will become costly to maintain, only marginally usable, meet the highest community needs, provide significant benefits in relation to costs or are located in equity priority communities.
- Policy COS-P10.2** **Park Preservation.** Preserve existing parklands, open spaces, and the golf course for open space and recreational use.
- Policy COS-P10.3** **Shared Use.** Encourage schools to make their facilities available for City and community-sponsored activities to the greatest extent possible, and encourage school agencies to adopt reasonable user fees and operating practices that allow improved community access.
- Policy COS-P10.4** **Optimum Cost-Effectiveness.** Maintain and upgrade park infrastructure to optimize its cost effectiveness and value in meeting community recreation needs.
- Policy COS-P10.5** **Sustainability Practices.** Operate park and recreation facilities using environmentally, socially, and economically sustainable management and operating practices that proactively reverse the impacts of climate change or better prepare for its effects.
- Policy COS-P10.6** **Maintenance Standards.** Maintain the park system by a set of maintenance standards that reflects community values; maintains, promotes, and optimizes

positive use; reduces wildfire risk; and ensures that equipment and facilities are maintained in a safe condition.

Policy COS-P10.7 **Environmentally-Sound Park Operations.** Utilize native and drought tolerant plant species, efficient irrigation systems, reclaimed water, and sustainable management practices. Expand efforts to improve recycling opportunities in all parks and implement trash reduction measures, especially during large community events.

Policy COS-P10.8 **San Mateo City Parks and Recreation Foundation.** Continue to support the San Mateo City Parks and Recreation Foundation efforts to expand non-city resource opportunities, such as funding and volunteers, in support of park development, improvements, and maintenance.

ACTIONS

Action COS-A10.1 **Recreation Facility Infrastructure.** Implement the highest priority improvements identified from the Recreation Facilities Master Plan with special focus on improvements that address safety and accessibility, geographic equity, child care, aquatics and multi-generational programming.

Action COS-A10.2 **Design Principles and Park Image.** Establish design principles for all new or renovated parks to maximize productivity, efficiency and community value, including adding the potential for flexible use for emergency shelters and disaster response. Develop an image plan which includes the effective use of signage, color, lighting and plant material which meets both aesthetic and maintenance needs.

Action COS-A10.3 **Maximized Park Assets.** Review and update the Asset Management Plan to identify the highest and best use of undeveloped parcels or underutilized areas within existing parks to ensure they are best positioned to meet current and future needs.

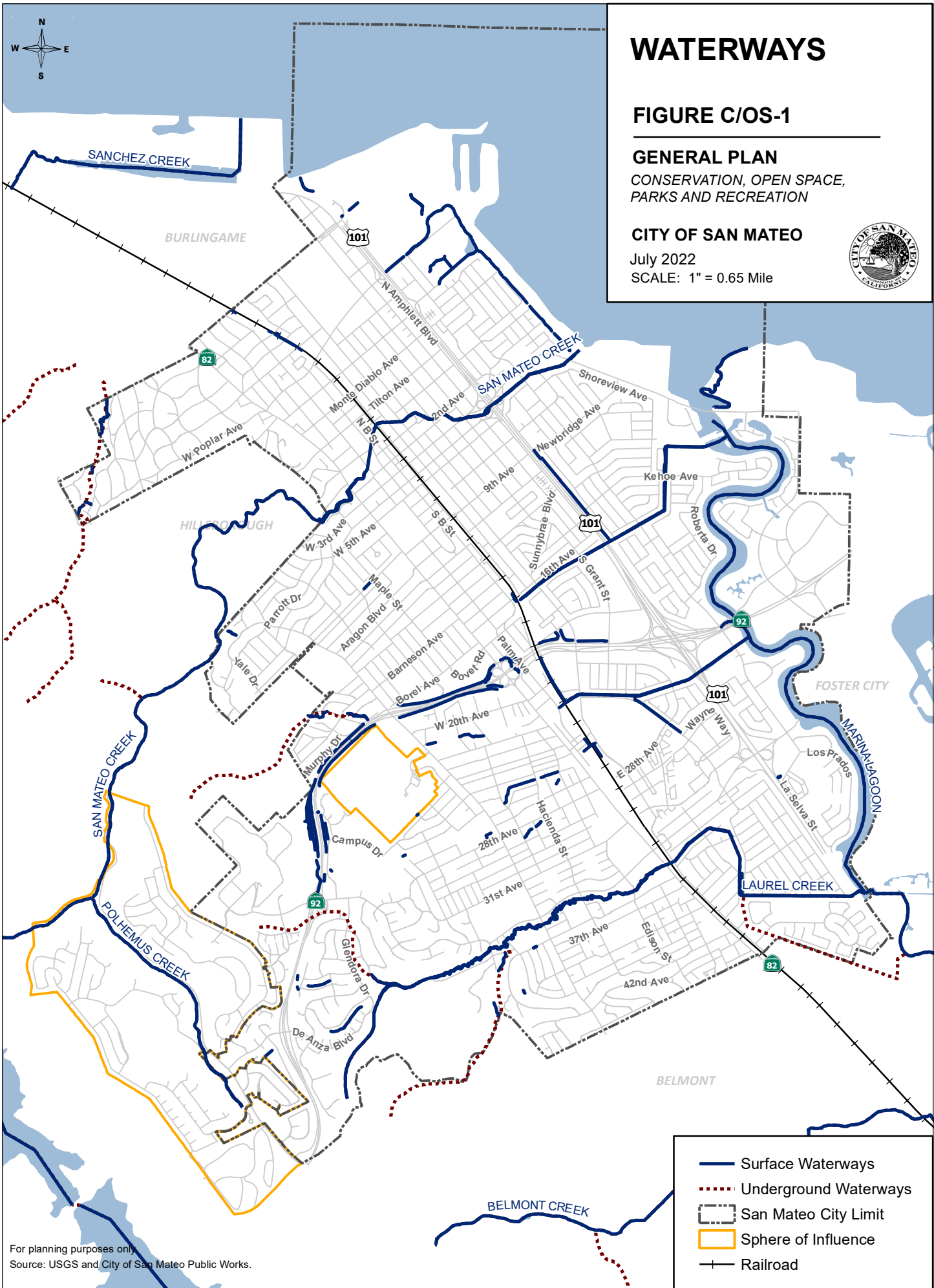
Action COS-A10.4 **Strategic Community Partnerships.** Develop and maintain positive partnership relations with schools, businesses, community groups, and civic organizations for park access, maintenance, and enhancement to maximize resources, eliminate duplication of effort, and reach common goals.

Action COS-A10.5 **Neighborhood-Supported Projects.** Increase efforts to seek neighborhood support for enhancement and beautification projects as the City's fiscal resources become constrained.

GOAL COS-11 Provide stable and adequate operational and capital funding for the parks and recreation system.

POLICIES

- Policy COS-P11.1** **Program Fees and Cost Recovery.** Maintain and periodically update program fees to recover costs.
- Policy COS-P11.2** **Maintenance and Operating Costs.** Consider long-term maintenance and operating costs in acquisition, development, and redevelopment decisions.
- Policy COS-P11.3** **Parks and Facilities in Major Projects.** Factor park and facility maintenance and operating costs into park master plans or major facility upgrades.
- Policy COS-P11.4** **Development Fees.** Assess appropriate fees and taxes to ensure that new development contributes proportional funding to compensate for its impacts on recreation facilities and services.
- Policy COS-P11.5** **Cooperative Service Delivery.** Utilize opportunities for cooperative acquisition, development, operation, and programming with private organizations or other public agencies that will provide more effective or efficient service delivery.



WATERWAYS

FIGURE C/OS-1

GENERAL PLAN
CONSERVATION, OPEN SPACE,
PARKS AND RECREATION

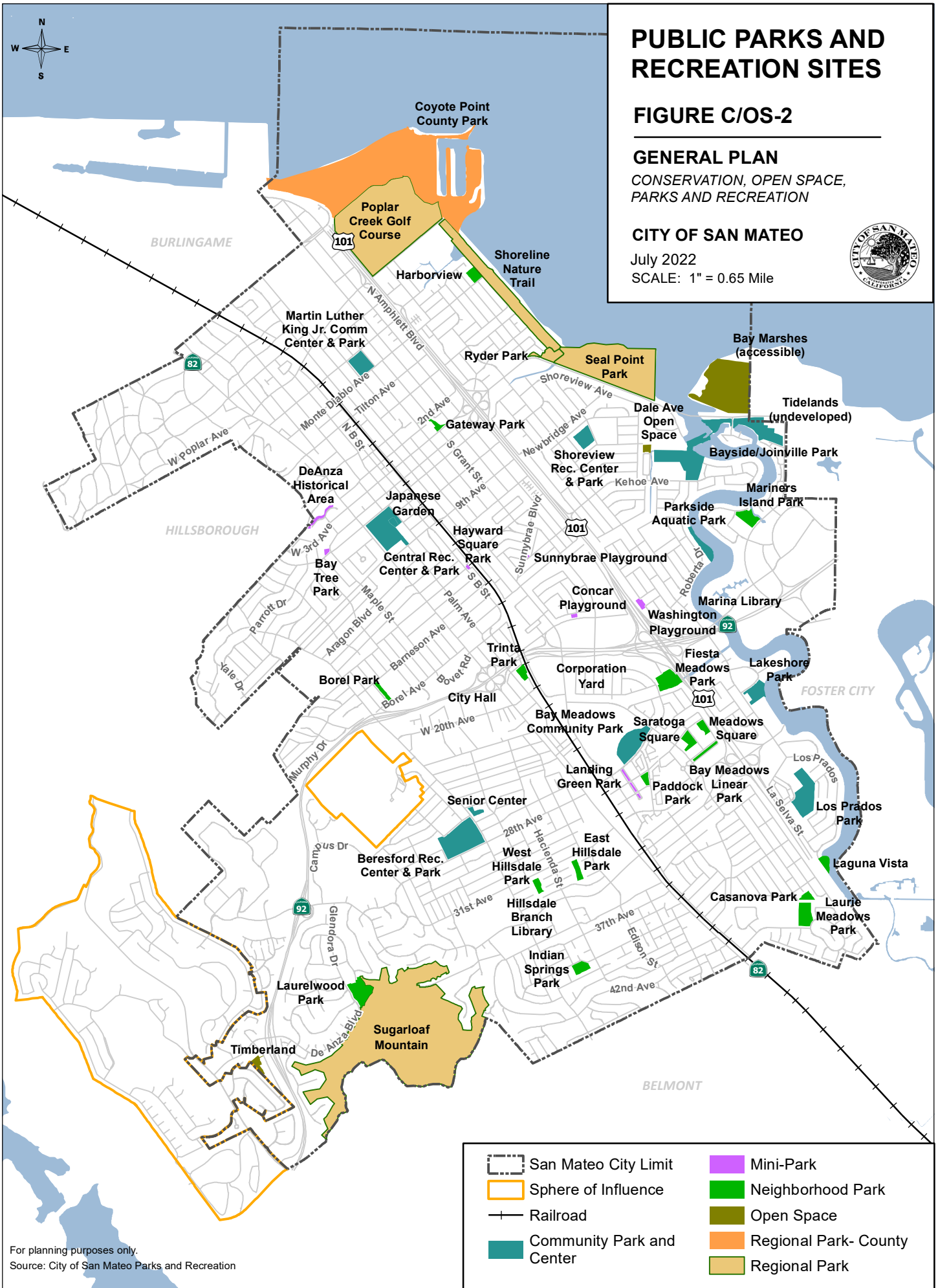
CITY OF SAN MATEO

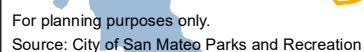
July 2022
SCALE: 1" = 0.65 Mile

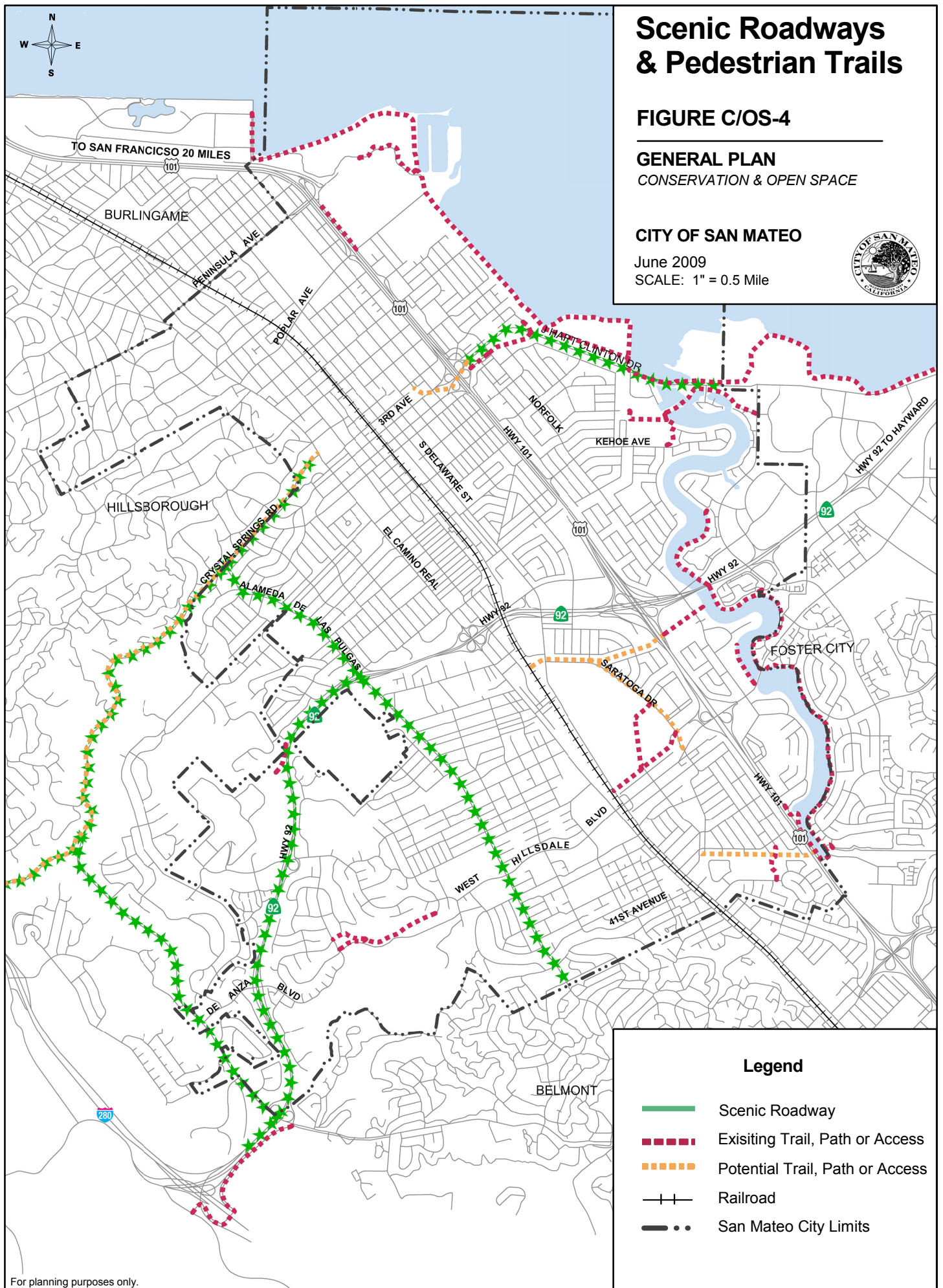


- Surface Waterways
- ... Underground Waterways
- - - San Mateo City Limit
- Sphere of Influence
- + — Railroad

For planning purposes only.
Source: USGS and City of San Mateo Public Works.









7. PUBLIC SERVICES AND INFRASTRUCTURE ELEMENT

GOALS AND POLICIES

COMMUNITY SAFETY

GOAL PS-1	Protect the community's health, safety, and welfare by maintaining adequate police, fire, and life safety protection.
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POLICIES

- | | |
|-----------------------|---|
| Policy PS-P1.1 | Effective Police and Fire Services. Maintain facilities, equipment, and personnel to provide an effective police force and fire protection to serve existing and future population and employment as identified in the Land Use Element. |
| Policy PS-P1.2 | Police Station. Provide Police Station facilities to meet the facility requirements through 2040. Distribute, locate and design police support facilities (i.e. substations) as needed, to maximize effectiveness, use, accessibility for police personnel, and community interaction. |
| Policy PS-P1.3 | Fire Stations. Coordinate with and support San Mateo Consolidated Fire Department (SMCFD) to maintain a high level of service by modernizing Fire Stations. Provide new stations and improvements to existing stations and training facilities to meet equipment, staffing, and training requirements, as well as Essential Services Building Requirements. |
| Policy PS-P1.4 | Fire Inspections. Coordinate with and support SMCFD to maintain fire inspection staffing levels to meet existing needs and the projected 2040 population, employment and development, and inspections mandated by other governmental agencies, consistent with the City's Building Security Code. |
| Policy PS-P1.5 | Maintenance and Replacement. Coordinate with and support SMCFD to provide fire apparatus replacement and maintenance programs to achieve a high state of readiness. |
| Policy PS-P1.6 | Emergency Medical Service (EMS) Readiness. Maintain the highest level of Emergency Medical Service (EMS) readiness and response capabilities possible by encouraging inter-agency medical drills and exercises where hospital personnel work with emergency responders in the field and with Emergency Operation Centers and by encouraging citizens to become trained in basic medical triage and first aid through the Community Emergency Response Team (CERT). |

Policy PS-P1.7 **Equitable Code Enforcement.** Use code enforcement to advance equity, meaningfully engage with citizens, and mitigate negative impacts on the health and safety of residents and businesses. (*Environmental Justice*)

WATER SUPPLY

GOAL PS-2 Support maintaining access to a safe, sustainable and resilient supply of water for San Mateo.

POLICIES

- Policy PS-P2.1** **Supplemental Water Sources.** Support efforts by California Water Service, Estero Municipal Improvement District, and adjacent jurisdictions to develop supplemental and resilient water sources.
- Policy PS-P2.2** **Water Conservation.** Support local, regional and statewide water conservation efforts.
- Policy PS-P2.3** **Water Efficiency.** Support increased water efficiency in all new development and existing building stock.

ACTIONS

- Action PS-A2.1** **Recycled Water.** Explore the feasibility of working with California Water Service and/or Estero Municipal Improvement District to distribute recycled water to diversify the local water supply and support long-term water resilience.
- Action PS-A2.2** **Water Reduction Strategies.** Work with California Water Service, Estero Municipal Improvement District, Bay Area Water Supply Conservation Agency and other mid-peninsula cities to promote the water reduction strategies that are offered and to create an outreach program that will help inform residents and businesses of increased costs and the need for conservation efforts.

SEWER AND STORM DRAINAGE

GOAL PS-3 Provide storm drainage, sewer and flood control facilities adequate to serve existing needs, projected population, and employment growth.

POLICIES

- Policy PS-P3.1** **Sewer System.** Provide a sewer system which safely and efficiently conveys sewage to the wastewater treatment plant. Implement the Sewer System Management Plan to ensure proper maintenance, operations, and management of all parts of the wastewater collection system.
- Policy PS-P3.2** **Sewer Requirements for New Development.** Require new multi-family and commercial developments to evaluate the main sewer lines in the project

vicinity which will be utilized by the new development and make any improvements necessary to convey the additional sewage flows.

- Policy PS-P3.3** **Sewer Overflow Reduction.** Encourage efforts to help reduce sanitary sewer overflows which create a public health hazard for residents and compromises the water quality of the City’s creeks and lagoons.
- Policy PS-P3.4** **Wastewater Treatment Plant.** Provide adequate wastewater treatment for the projected service area population, employment, and development.
- Policy PS-P3.5** **Inter-Agency Coordination for Wastewater Planning.** Coordinate future planning of the sewer collection and wastewater treatment plant with the other users of the systems, including the Estero Municipal Improvement District (City of Foster City), the Crystal Springs County Sanitation District, Town of Hillsborough and City of Belmont.
- Policy PS-P3.6** **Coordinate Infrastructure Improvements.** Combine, to the extent possible, upgrades and repairs to roadways with utility needs, infrastructure and broadband upgrades, and bicycle and pedestrian improvements.
- Policy PS-P3.7** **Creek Alteration.** Prohibit any reduction of creek channel capacity, impoundment or diversion of creek channel flows which would adversely affect adjacent properties or the degree of flooding. Prevent erosion of creek banks.
- Policy PS-P3.8** **Stormwater Drainage System.** Implement the improvements identified in the City of San Mateo’s seven watershed areas shown in [Figure PSF-1](#) to improve and maintain drainage capacity adequate to convey water during a design storm event. Include consideration of creek maintenance and an education and/or enforcement program to minimize illegal dumping of debris and chemicals.

ACTIONS

- Action PS-A3.1** **City Infrastructure Studies and Master Plans.** Develop and update studies and master plans to assess infrastructure and to develop a Capital Improvement Program to make any necessary improvements.
- Action PS-A3.2** **Stormwater Pollution Prevention Education.** Partner with other agencies and organizations, such as Flows to Bay, to help inform residents and businesses of ways to protect water quality and prevent stormwater pollution.
- Action PS-A3.3** **Dig Once.** Establish a “dig once” policy, coordinating utility and roadway construction to avoid digging up the right-of-way multiple times, to reduce costs and impacts on the public right of way. The policy shall apply to infrastructure, utilities, and broadband whenever possible.

PUBLIC SERVICES AND FACILITIES

GOAL PS-4	Maintain and develop public facilities, and ensure they are equitably available to all current and future members of the community.
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POLICIES

- | | |
|------------------------|--|
| Policy PS-P4.1 | Equitable Facilities. Ensure that all San Mateo residents and employees have access to well-maintained facilities that meet community service needs. Encourage the development of reasonably priced facilities and services for vulnerable communities, such as children, low-income households, and seniors, in a variety of settings. |
| Policy PS-P4.2 | Joint Use. Encourage joint use and public-private partnerships where feasible. |
| Policy PS-P4.3 | City Hall. Upgrade or expand City Hall to increase office space and consider establishment of a Downtown facility or Civic Campus to meet City staffing needs through the year 2040. |
| Policy PS-P4.4 | Library Resources and Services. Continue to maintain a comprehensive collection of resources and services to help the community discover, enjoy, connect, and learn in an ever-changing world while offering quality library services and programs to a diverse community promoting literacy and lifelong learning. |
| Policy PS-P4.5 | Library Service. Maintain a materials budget, staffing, and service hours for the City's library system that are adequate to meet the community needs, provide current and adequate materials, and meet the continuing changes in information technology. |
| Policy PS-P4.6 | Cultural and Entertainment Facilities. Encourage the establishment of cultural and entertainment facilities in the downtown core and allow these types of uses to fulfill retail frontage requirements. |
| Policy PS-P4.7 | Incentives for Public Facilities. Provide incentives such as density bonuses to residential and non-residential developers to encourage space for public facilities in new development. |
| Policy PS-P4.8 | Corporation Yard. Maintain corporation yard facilities with functions such as vehicle repair facilities, equipment and material storage, and administrative office space to support City operational needs. |
| Policy PS-P4.9 | San Mateo County Events Center. Promote the physical and aesthetic improvement of the San Mateo County Events Center. |
| Policy PS-P4.10 | Inclusive Outreach. Notify the community of potential public services and facilities improvements in their neighborhood. Use outreach and engagement |

methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities.

CHILDREN, YOUTH, AND SCHOOLS

GOAL PS-5	Foster the healthy development and education of children of all abilities, incomes, and backgrounds.
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POLICIES

Policy PS-P5.1	School Assistance. Support quality public education.
Policy PS-P5.2	School Site Reuse or Redevelopment. Ensure that reuse or redevelopment of surplus public school sites is compatible with surrounding land uses. At the time any school sites are declared surplus, establish appropriate residential densities to support community housing needs. Give first priority and consideration to affordable housing and community recreation needs for reuse of school sites in accordance with the priorities in the Housing Element and Conservation and Open Space Element. Where it is in the community's interests to retain public recreation facilities, consider allowing density transfers from the portion of the site retained in public recreation use, as a means of reducing the cost of retaining the recreation facilities and achieving the maximum amount of housing.
Policy PS-P5.3	Child Care Needs. Support the provision of child care programs and facilities to meet the needs through 2040.
Policy PS-P5.4	Provision of Child Care. Encourage public and private agencies and employers to provide child care services and facilities.
Policy PS-P5.5	Child Care Centers at Public and Quasi Public Facilities. Retain existing centers and support programs at school sites and other quasi-institutional facilities, because of their suitability for such uses and convenient locations in residential neighborhoods.
Policy PS-P5.6	Child Care Centers in Residential Neighborhoods. Continue to allow child care centers in residential neighborhoods where they meet City standards, and encourage them at employment centers.

ACTIONS

Action PS-A5.1	School District Coordination. Maintain effective, collaborative relationships with all local school districts.
Action PS-A5.2	Child Care and New Construction. Encourage new residential and non-residential development to include space for child care by taking the following actions:

- a. Provide incentives for inclusion of space for a child care center in a new development.
- b. Promote child care to developers as an amenity favored by the City.
- c. Continue to implement the developer impact fee for funding child care facilities.

HEALTHCARE AND SOCIAL SERVICES

GOAL PS-6 Support access for all residents to health care facilities, social services, and other important community health amenities.

POLICIES

Policy PS-P6.1 **San Mateo County Hospital.** Encourage the County to maintain County Hospital services in the City to provide access to medical care for all residents.

Policy PS-P6.2 **Mills Health Center.** Support the Mills Health Center remaining in San Mateo, and encourage the continued provision and expansion of high-quality medical care services.

Policy PS-P6.3 **Social Services.** Support the provision of the City's fair share of social services. Avoid the concentration of social services in any one neighborhood, and seek dispersal throughout the City. Encourage other cities to provide their fair share of social service facilities.

Policy PS-P6.4 **Vulnerable Populations.** Support local religious institutions in providing services and facilities for vulnerable populations.

ACTION

Action PS-A6.1 **Community Health Care Facilities.** Evaluate options to support existing and potential community health care facilities in equity priority communities through a variety of mechanisms such as reduced permit fees, reduced impact fees, and tax incentives. (*Environmental Justice*)

SOLID WASTE

GOAL PS-7 Reduce the generation of solid waste and increase the diversion of waste from landfills.

POLICIES

Policy PS-P7.1 **Solid Waste Disposal.** Continue to support waste reduction and diversion programs to reduce solid waste materials in landfill areas in accordance with State requirements.

Policy PS-P7.2

Recycling. Support programs to recycle solid waste in compliance with State requirements and require provisions for onsite recycling in new development.

Policy PS-P7.3

Composting. Maintain the curbside composting program and expand composting of organics in accordance with state requirements and as directed by the City's Climate Action Plan.

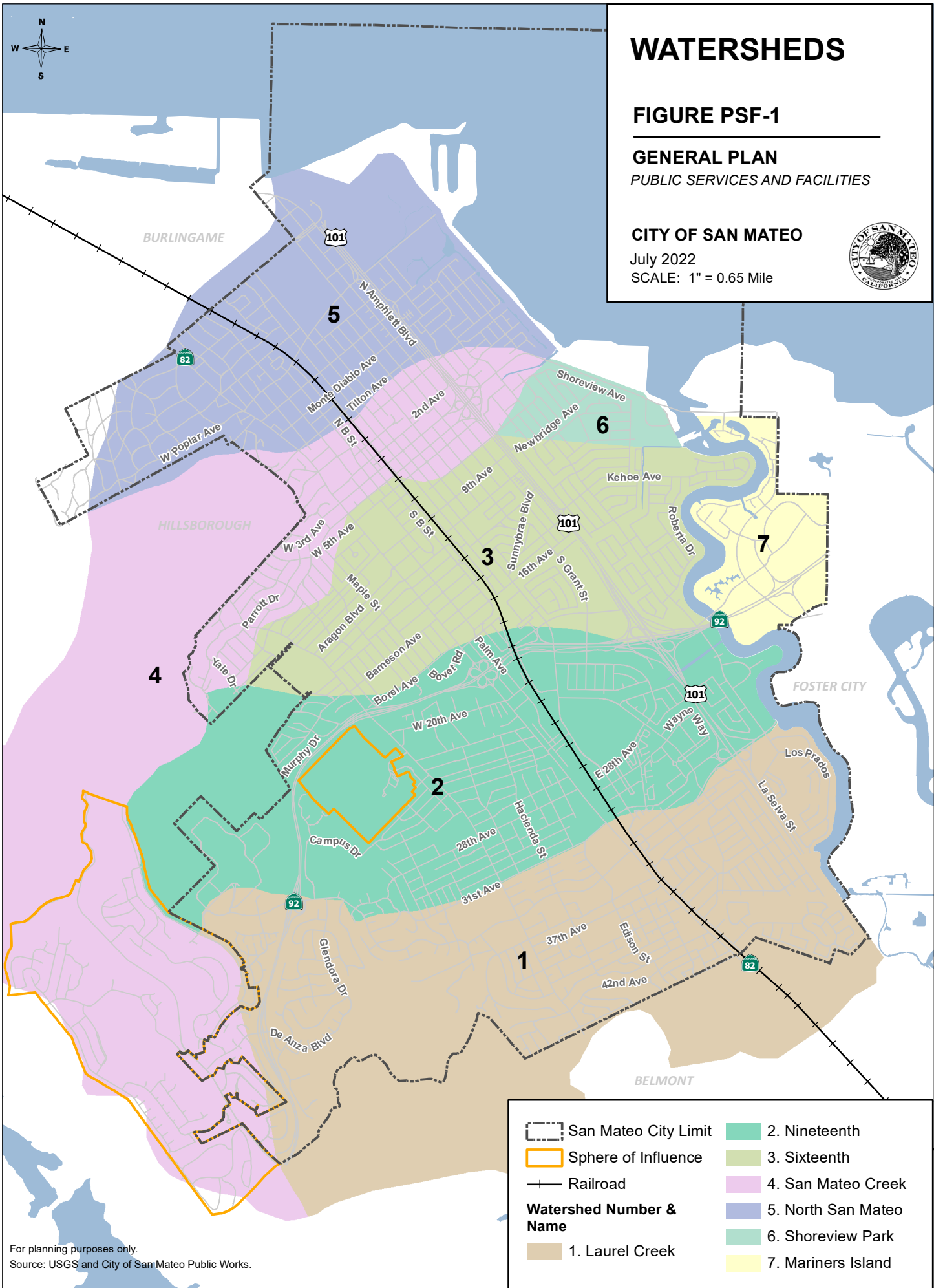
ACTIONS

Action PS-A7.1

Waste Reduction. Reduce waste sent to landfills by San Mateo's residents, businesses and visitors as required by state law and San Mateo Municipal Code 7.32-7.35 by mandating recycling and compost programs, setting aggressive waste reduction goals for all development, and implementing appropriate solid waste rates to recover cost of services provided. Supportive actions for waste reduction are detailed in the Climate Action Plan.

Action PS-A7.2

Waste Collection Safety. Encourage waste, recycling, and other collection trucks to avoid blocking intersections and causing traffic delays.





8. SAFETY ELEMENT

GOALS AND POLICIES

EMERGENCY READINESS AND EMERGENCY OPERATIONS

GOAL S-1 Minimize potential damage to life, environment, and property through timely, well-prepared, and well-coordinated emergency preparedness, response plans, and programs.

POLICIES

- Policy S-P1.1** **Emergency Readiness.** Maintain the City's emergency readiness and response capabilities, especially regarding hazardous materials spills, natural gas pipeline ruptures, fire hazards, wildland fire risk, earthquakes, pandemics, and flooding due to dam failure, tsunamis, peak storms, levee failure, and critical incidents.
- Policy S-P1.2** **Local Hazard Mitigation Plan.** The San Mateo County Multijurisdictional Local Hazard Mitigation Plan, approved by the Federal Emergency Management Agency (FEMA) in 2021, is incorporated by reference into this Safety Element in accordance with Assembly Bill 2140.
- Policy S-P1.3** **Location of Critical Facilities.** When locating critical facilities, such as hospitals, schools, fire, police, emergency service facilities, and utilities, avoid areas subject to slope failure, wildland fire, flooding, sea level rise, and other hazards and prioritize access to and from disadvantaged communities that are underserved by existing facilities.
- Policy S-P1.4** **Multiple Egress Points.** Require new development in any hazard area to provide multiple points of emergency access (ingress and egress).
- Policy S-P1.5** **Emergency Planning Document Coordination.** Pursue integration of the City's existing safety and emergency management documents with one another, including this Safety Element, the LHMP, and other related documents.
- Policy S-P1.6** **Emergency Infrastructure and Equipment.** Maintain and fund the City's emergency operations center in a full functional state of readiness. Designate a back-up Emergency Operations Center with communications redundancies.
- Policy S-P1.7** **Defensible Design.** Require all developments, including parks and public places, to incorporate measures to provide a safe environment through the application of crime prevention through design principles, such as orienting buildings to the street and providing adequate lighting and sight lines.

- Policy S-P1.8** **Response Times.** When reviewing and analyzing roadway improvements, consider how emergency response times can be maintained and improved, including the availability of alternative routes.
- Policy S-P1.9** **Local Utility Cooperation.** Work with local utility operators to identify if and when a public safety power shutoff (PSPS) may be necessary to reduce hazard risks in San Mateo and/or the surrounding area, and support publication of advanced notification and resources to residents in the City to help them prepare.
- Policy S-P1.10** **Disaster Recovery.** Ensure that the City government continues to operate during and after hazard events and is able to provide resources and guidance to people and institutions in San Mateo to aid them in recovery and reconstruction following the end of the hazard event.
- Policy S-P1.11** **Evacuation Education.** Include information about safe and effective evacuation as part of all natural hazard awareness, prevention, and community education and training efforts. Share information about how to prepare for evacuations, potential evacuation routes and shelter locations, how to receive notifications, and other relevant topics.
- Policy S-P1.12** **Inclusive Outreach.** Notify the community of potential hazards affecting their neighborhood. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities.

ACTIONS

- Action S-A1.1** **Evacuation Routes.** Maintain adequate evacuation routes as identified by arterial streets shown in the Circulation Element, [Figure C-2](#). Evaluate each evacuation route's feasibility using a range of hazard criteria. Update this map on a regular basis to reflect changing conditions and State requirements for evacuation routes.
- Action S-A1.2** **Regular Updates.** Update the Safety Element with each Housing Element update, or every eight years, as necessary to meet state and local requirements.
- Action S-A1.3** **Automatic and Mutual Aid Agreements.** Participate in mutual aid agreements with other local jurisdictions to provide coordinated regional responses, as necessary, to fire, flood, earthquake, critical incidents and other hazard events in San Mateo and the surrounding area. Work with local jurisdictions to share resources and develop regional plans to implement disaster mitigation and resilience strategies such as government continuity, emergency operations centers, communications redundancies.

- Action S-A1.4** **Rebuilding Priorities.** Establish rebuilding priorities and procedures in the event of a major disaster to expedite reconstruction and enhance access to funding opportunities.
- Action S-A1.5** **Resilient Power Systems.** Explore the feasibility of on-site power generation and storage on City facilities to reduce reliance on regional power infrastructure in case of a hazard-caused power outage.
- Action S-A1.6** **Public Safety Outreach.** Develop a public safety education program to increase public awareness of potential hazards, City’s emergency readiness and response program, and evacuation routes. Target public education programs to segments of the community that are most vulnerable to hazards and safety risks.
- Action S-A1.7** **Community Training.** Collaborate with SMCFD to provide emergency preparedness trainings to maintain and expand existing Community Emergency Response Teams (CERT)s.
- Action S-A1.8** **Emergency Infrastructure and Equipment.** Put systems in place to ensure that traffic lights at major intersections, communications and radio infrastructure, and other critical infrastructure continues to function in the event of localized power outage. Repair any damaged sets of infrastructure or equipment as needed to continue City operations.
- Action S-A1.9** **Continuity of Operations.** Regularly review, update, and implement as needed the San Mateo Continuing of Operations/Continuity of Government Plan.
- Action S-A1.10** **Response Time Study.** Conduct a Response Time Study to provide a data-driven understanding of how future roadway safety improvements could impact emergency response times and use this information to adjust proposed roadway improvements as needed.
- Action S-A1.11** **Emergency Notification System.** Develop an emergency notification system (e.g. SMC Alert) for flood-prone neighborhoods and businesses before, during, and after a climate hazard event and assist in their evacuation, if needed. This includes coordination with the San Mateo County Flood and Sea Level Rise Resiliency District (OneShoreline) on its early flood warning notification system.

GEOTECHNICAL HAZARDS

GOAL S-2	Take steps to protect the community from unreasonable risk to life and property caused by seismic and geologic hazards.
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POLICIES

Policy S-P2.1	Geologic Hazards. Require site specific geotechnical and engineering studies, subject to the review and approval of the delegated City Engineer and Building
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Official, for development proposed on sites identified in [Figure S-1](#) as having moderate or high potential for ground failure. Permit development in areas of potential geologic hazards only where it can be demonstrated that the project will not be endangered by, nor contribute to, the hazardous condition on the site or on adjacent properties.

Policy S-P2.2 **Landslides and Erosion Control.** Reduce landslides and erosion in existing and new development through continuing education of design professionals on mitigation strategies. Control measures shall retain natural topographic and physical features of the site if feasible.

Policy S-P2.3 **Unreinforced Masonry Buildings.** Encourage modifications of existing unreinforced masonry buildings, and similar unsafe building conditions to reduce the associated life safety hazards from ground shaking during earthquakes, as shown on [Figure S-2](#). Require structural modifications to be designed to be in character with the existing architectural style.

Policy S-P2.4 **Liquefaction.** Use the best-available liquefaction mapping data to avoid siting and locating new public facilities and infrastructure in areas susceptible to liquefaction, as shown in [Figure S-1](#).

ACTIONS

Action S-A2.1 **Seismic Shaking Mapping.** Consult with a geology specialist to update the City's geologic hazard mapping documenting the areas within City with moderate or high potential for liquefaction or ground failure, as shown in [Figure S-1](#).

Action S-A2.2 **Incentives for Seismic Upgrades.** Develop and implement a program to provide financial incentives and education to building owners to support seismic upgrades.

Action S-A2.3 **Seismic Stability.** Review the seismic stability of the City's assets and infrastructure, such as City Hall, recreational facilities, roadways and bridges and identify improvements necessary to enhance each facility's ability to withstand geologic hazards, up to and including a full replacement of the facility.

FLOOD HAZARDS

GOAL S-3	Protect the community from unreasonable risk to life and property caused by flood hazards.
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POLICIES

Policy S-P3.1 **Development within Floodplains.** Protect new development within a floodplain by requiring new habitable floor area to be above the applicable floodwater elevation or by incorporating other flood-proofing measures consistent with

Federal Emergency Management Agency (FEMA) regulations and the City of San Mateo's Floodplain Management Ordinance.

ACTIONS

- Action S-A3.1** **Floodplain Ordinance Update.** Update the Floodplain Management Ordinance, including to align with FEMA and OneShoreline recommendations and to update construction cost value information.
- Action S-A3.2** **Flood Risk Mapping Data.** Regularly update mapping data pertaining to the 100-year and 500-year floodplains as mapped by FEMA as well as dams and levee failure as information becomes available.
- Action S-A3.3** **Community Rating System.** Undertake efforts that increase the City's rating under FEMA's Community Rating System, such as expanding and improving Geographic Information System (GIS) mapping capacity, developing a flood early warning system, and creating a Flood Emergency Action Plan.
- Action S-A3.4** **Early Flood Warning.** Collaborate with OneShoreline to provide early flood warning for flood-prone areas of the city through OneShoreline's stream monitoring station and notification system, as needed.

SEA LEVEL RISE

GOAL S-4	Develop regionally coordinated sea level rise adaptation measures and programs.
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POLICIES

- Policy S-P4.1** **Sea Level Rise Planning.** Integrate sea level rise planning into all relevant City processes, including General Plan amendments, Specific Plans, zoning ordinance updates, capital projects, and review and approval of new development and substantial retrofits.
- Policy S-P4.2** **Sea Level Rise Protection.** Ensure that new development, substantial retrofits, critical facilities, and City-owned buildings and infrastructure are planned and designed to accommodate climate change hazards, including increases in flooding, sea level rise and rising groundwater.
- Policy S-P4.3** **Rising Groundwater Protection.** Ensure new development and substantial retrofits are protected from rising groundwater levels based on best available science.
- Policy S-P4.4** **Natural Infrastructure.** Prioritize the use of nature-based solutions and natural infrastructure in sea level rise adaptation strategies.

Policy S-P4.5

OneShoreline Coordination. Coordinate with OneShoreline to develop and implement coordinated approaches to sea level rise with other San Mateo County jurisdictions.

ACTIONS

Action S-A4.1

Sea Level Rise Data. Identify sea level rise projections, consistent with OneShoreline recommendations, to define the extent of areas vulnerable to sea level rise in the city. Use this data in planning efforts and to evaluate all private and public development applications to ensure projects are protected from sea level rise hazards over the life of the project.

Action S-A4.2

Sea Level Rise Monitoring. Continue to review and use the best available sea level rise science and projections and regularly identify natural resources, development, infrastructure, and communities that are vulnerable to sea level rise impacts, including impacts from rising groundwater. Use this information to continue to develop or adjust planning and adaptation strategies.

Action S-A4.3

City Sea Level Rise Staff. Identify City staff who will be responsible for leading the City's sea level rise planning efforts, coordinating with outside agencies, and coordinating with City departments on preparing and planning for sea level rise.

Action S-A4.4

Rising Groundwater Coordination. Coordinate with OneShoreline, local jurisdictions and regional and state agencies to study and enforce requirements related to rising groundwater levels caused by sea level rise.

Action S-A4.5

Natural Infrastructure. Use or restore natural features and ecosystem processes where feasible and appropriate as a preferred approach to the placement of hard shoreline protection when implementing sea level rise adaptation strategies.

Action S-A4.6

Removal of Hard Infrastructure. Remove existing shoreline or creek bank protective devices when the structure(s) requiring protection are redeveloped, removed, or no longer require a protective device.

WILDFIRE HAZARDS

GOAL S-5 Maintain adequate fire and life safety protection from wildland fires.

POLICIES

Policy S-P5.1

Wildland Fire Protection. Require all development in and adjacent to designated wildland fire areas to provide access and defensible space in accordance with California Codes and local ordinances.

Policy S-P5.2

Wildland-Urban Interface. Coordinate with the San Mateo Consolidated Fire Department to ensure that new construction in the Wildland-Urban Interface

(WUI) is in full compliance with all applicable sections of the California Building Standards Code, Title 24.

- Policy S-P5.3** **Hillside Vegetation Stability.** Stabilize, and as feasible re-vegetate, burned slopes following a wildfire event to reduce landslide and debris flows risk.
- Policy S-P5.4** **Fire Risk Mapping.** Coordinate with the San Mateo Consolidated Fire Department to consistently update any mapping data showing fire extent in San Mateo using CAL FIRE data and local wildland fire risk maps indicating the locations and extents of Fire Hazard Severity Zones, Local Responsibility Areas, and the Wildland-Urban Interface. Use this mapping data to inform decisions about existing risk and future land uses throughout the City and share these maps widely on the City website, published handouts and flyers, and in-person and virtual education events.
- Policy S-P5.5** **Firefighting Infrastructure.** Coordinate with the San Mateo Consolidated Fire Department to ensure adequate firefighting infrastructure, including road and building clearance for firefighting vehicles and clear and legible street signage throughout the community.
- Policy S-P5.6** **Peakload Water Supply.** Seek to ensure that the California Water Service Company and the Estero Municipal Improvement District provide and maintain a water supply and distribution system which provides an adequate static pressure to deliver the minimum fire hydrant flow to all areas of the City, except where a lesser flow is acceptable as determined by the San Mateo Consolidated Fire Department.
- Policy S-P5.7** **Facilities Planning.** Place all new public facilities or relocate existing public facilities outside of identified fire hazard risk areas as feasible. Appropriately retrofit public facilities to mitigate fire risk.
- Policy S-P5.8** **Land Use Management for Fire Risks.** Maintain all City-owned public lands to reduce fuel loads, establish appropriately-placed fire breaks/defensible space, and educate all property owners in the City on proper landscape maintenance and firescaping standards to reduce the risk of fire hazards.
- Policy S-P5.9** **Wildland Fire Vulnerability.** Consider all improvements at Sugarloaf Mountain and Laurelwood Park in the context of the area's high fire risk, and include wildfire mitigation components in projects when feasible.

ACTIONS

- Action S-A5.1** **Tree Trimming.** Trim and maintain the trees in the City's urban forest on a regular basis to clear them of any loose branches or debris that could serve as fuel in a fire event.
- Action S-A5.2** **Fire-Safe Education.** Work with the San Mateo Fire Department and seek funding to develop a fire-safe education program that provides information and

awareness to community members about defensive space, fire-resistant landscaping and construction, evacuation preparation, and other wildfire education topics.

Action S-A5.3

Fire Hazard History. Include an historical record of any significant fire events that have occurred in San Mateo or the surrounding area in all updates to the City's Safety Element.

HAZARDOUS MATERIALS

GOAL S-6

Protect the community's health, safety, and welfare relating to the use, storage, transport, and disposal of hazardous materials.

POLICIES

Policy S-P6.1

County Cooperation. Cooperate with the County of San Mateo and San Mateo Consolidated Fire Department in the regulation of hazardous materials and transportation of such material in San Mateo. Share hazardous materials management enforcement with San Mateo County and San Mateo Consolidated Fire Department.

Policy S-P6.2

County Hazardous Waste Management Plan. Adopt by reference all goals, policies, implementation measures, and supporting data contained in the San Mateo County Hazardous Waste Management Plan. Make amendments, as necessary, to suit local needs and issues.

Policy S-P6.3

Transportation Routes. Restrict the transportation of hazardous materials and waste to truck routes designated in Circulation Policy C-P6.5, and limit such transportation to non-commute hours.

Policy S-P6.4

Hazardous Waste Management Facilities Location. Regulate the location and operation of new hazardous waste management facilities.

Policy S-P6.5

Design of Hazardous Waste Management Facilities. Require the following features and mitigation measures in the design of proposed hazardous waste management facilities to minimize potential health, safety, and aesthetic impacts on surrounding properties and occupants:

- a. For sites located in areas subject to flooding or inundation as shown on [Figures S-3 and 4](#), require facilities to have a surface elevation at least 1.5 feet above the maximum flood water level for areas containing hazardous substances or to be flood-proofed in some other manner suitable to the City.
- b. Require facilities to provide for full on-site containment of maximum permitted quantities of hazardous substances, including protection of storm drain or sanitary sewer inlets from accidental entry of hazardous materials.

- c. Require facilities to provide separate storage and/or treatment of potentially reactive substances, including separate spill containment vessels. Require that storage of hazardous gasses provides for adequate filtration and neutralization devices to prohibit accidental release of toxic substances.
- d. Require that all storage and treatment occur within an enclosed structure.
- e. Require new facilities be sited as far away as possible within the project site from sensitive receptors such as homes, schools, playgrounds, sports fields, childcare centers, senior centers, and long-term health care facilities.

Policy S-P6.6

Risk Assessment. Require the preparation of a risk assessment to determine site suitability for applications for hazardous waste management facilities, establishing the distance requirements from public assembly, residential, or immobile population and recreational areas or structures; impacts from seismic, geologic, and flood hazards; fire hazards; impacts on wetlands, endangered species, air quality, and emergency response capabilities; and proximity to major transport routes.

Policy S-P6.7

Contaminated Sites. Require the cleanup of contaminated sites, including those indicated on the Hazardous Waste and Substances Sites List published by the Department of Toxic Substance Control and/or other agencies such as the San Mateo County Health Department and the Regional Water Quality Control Board, in conjunction with substantial site development or redevelopment, where feasible.

Policy S-P6.8

Cost Recovery. Require San Mateo County businesses which generate hazardous waste or applicants for hazardous waste management facilities to pay necessary costs for implementation of Hazardous Waste Management Plans and for application costs, and to pay for costs associated with emergency response services in the event of a hazardous material release, to the extent permitted by law.

ACTIONS

Action S-A6.1

Shared Data. Regularly coordinate with San Mateo County to collect data on businesses that store hazardous substances to share with local emergency service providers, including the Police Department and San Mateo Consolidated Fire Department, as well as the Public Works Department for the wastewater source control program.

ENERGY SUPPLY

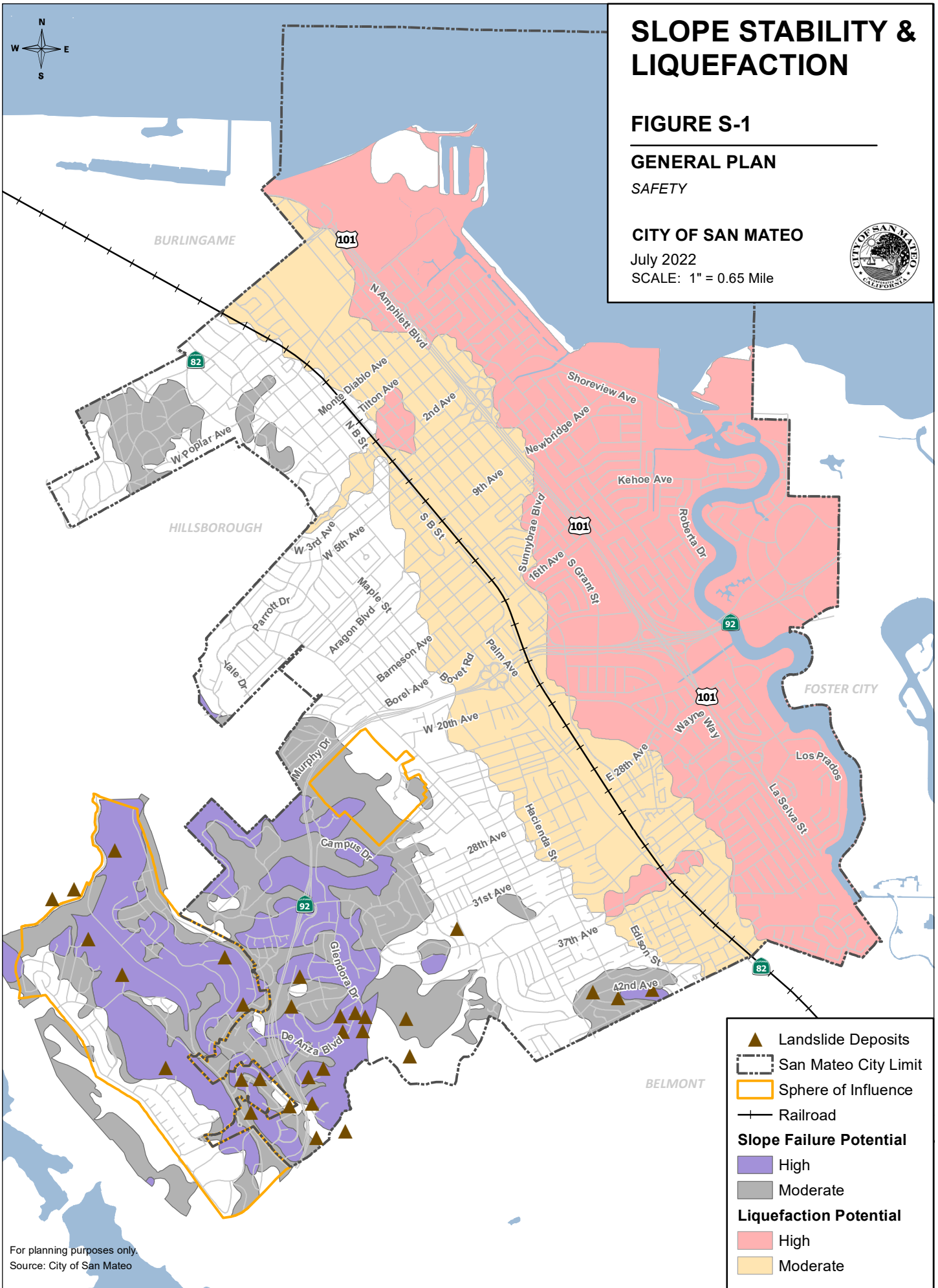
GOAL S-7	Promote the development of a clean energy supply, state-of-the-art technology, and telecommunications facilities that benefit the public.
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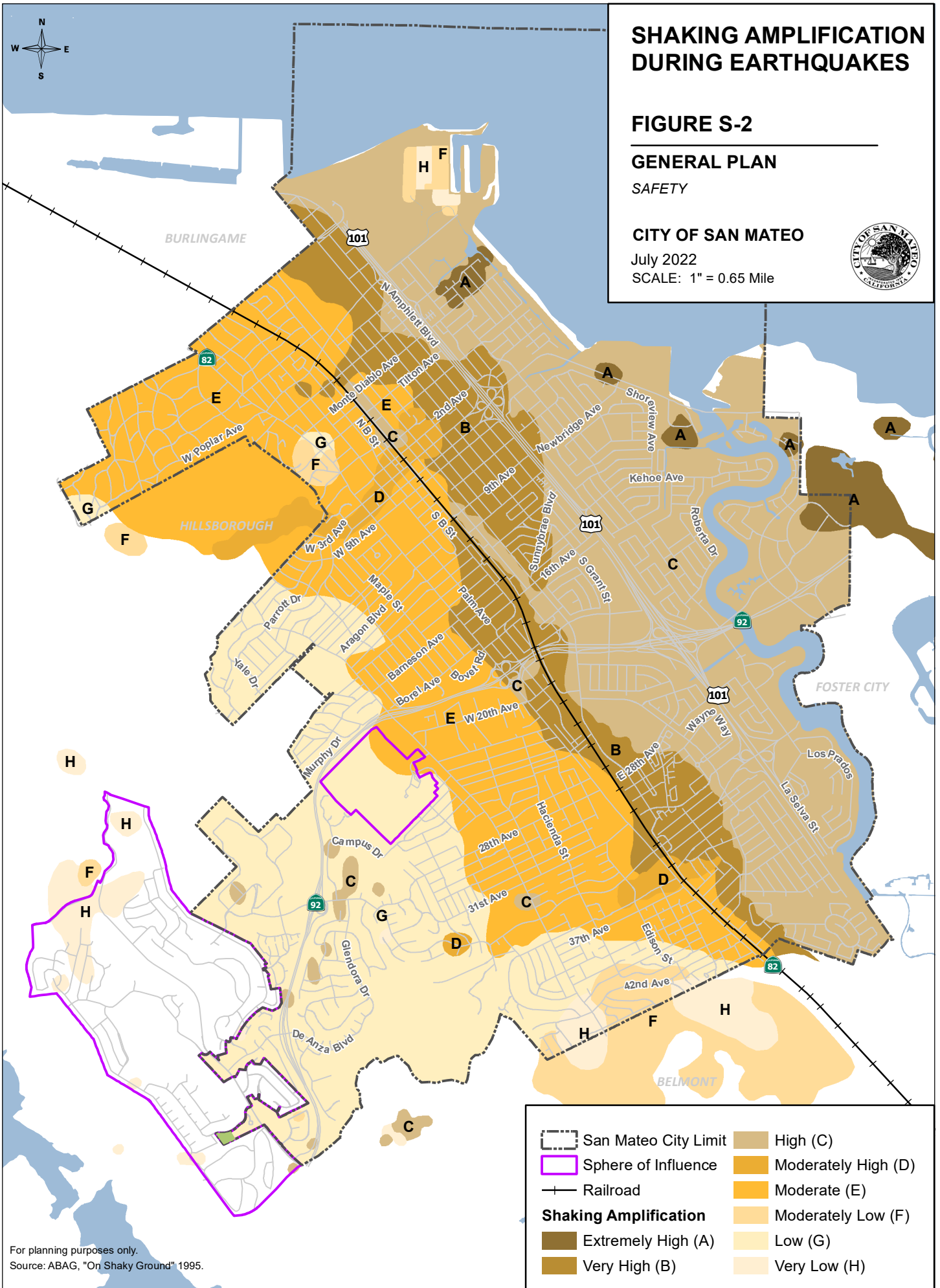
POLICIES

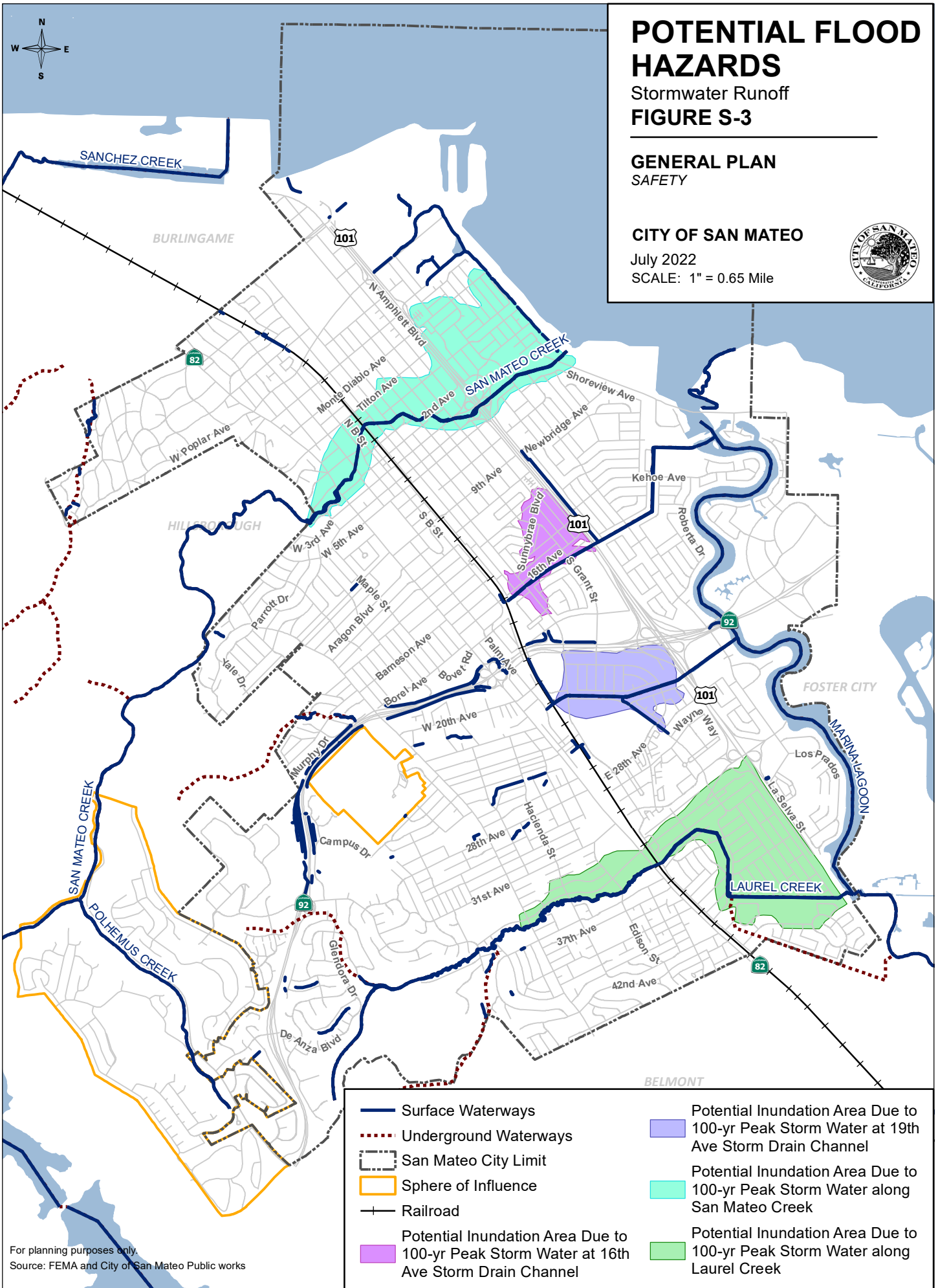
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| Policy S-P7.1 | Clean Energy. Support the advancement of a carbon neutral energy supply. |
| Policy S-P7.2 | Building Electrification. Promote electrification for new and existing building stock. |
| Policy S-P7.3 | Energy Resilience. Continue to require new development projects to incorporate solar energy systems and battery storage into their projects (Building Integrated Photo-Voltaic / BIPV) and encourage existing development to incorporate solar energy systems. |
| Policy S-P7.4 | Service Improvement and Expansion. Seek to ensure adequate energy and communication systems to serve existing and future needs while minimizing impacts on existing and future residents through the following policies: <ul style="list-style-type: none">a. Require all new developments to underground lines and provide underground connections when feasible.b. Balance the need for cellular coverage with the desire to minimize visual impacts of cellular facilities, antennas, and equipment shelters. |
| Policy S-P7.5 | Access and Availability. Work with service providers to support ensuring access to and availability of a wide range of state-of-the-art telecommunication systems and services for households, businesses, institutions, and public agencies in San Mateo. |
| Policy S-P7.6 | Clean Fuel Infrastructure. Support efforts to build electric vehicle charging stations and clean fuel stations in San Mateo, including hydrogen and sustainably-sourced biofuels, as supported by market conditions. |

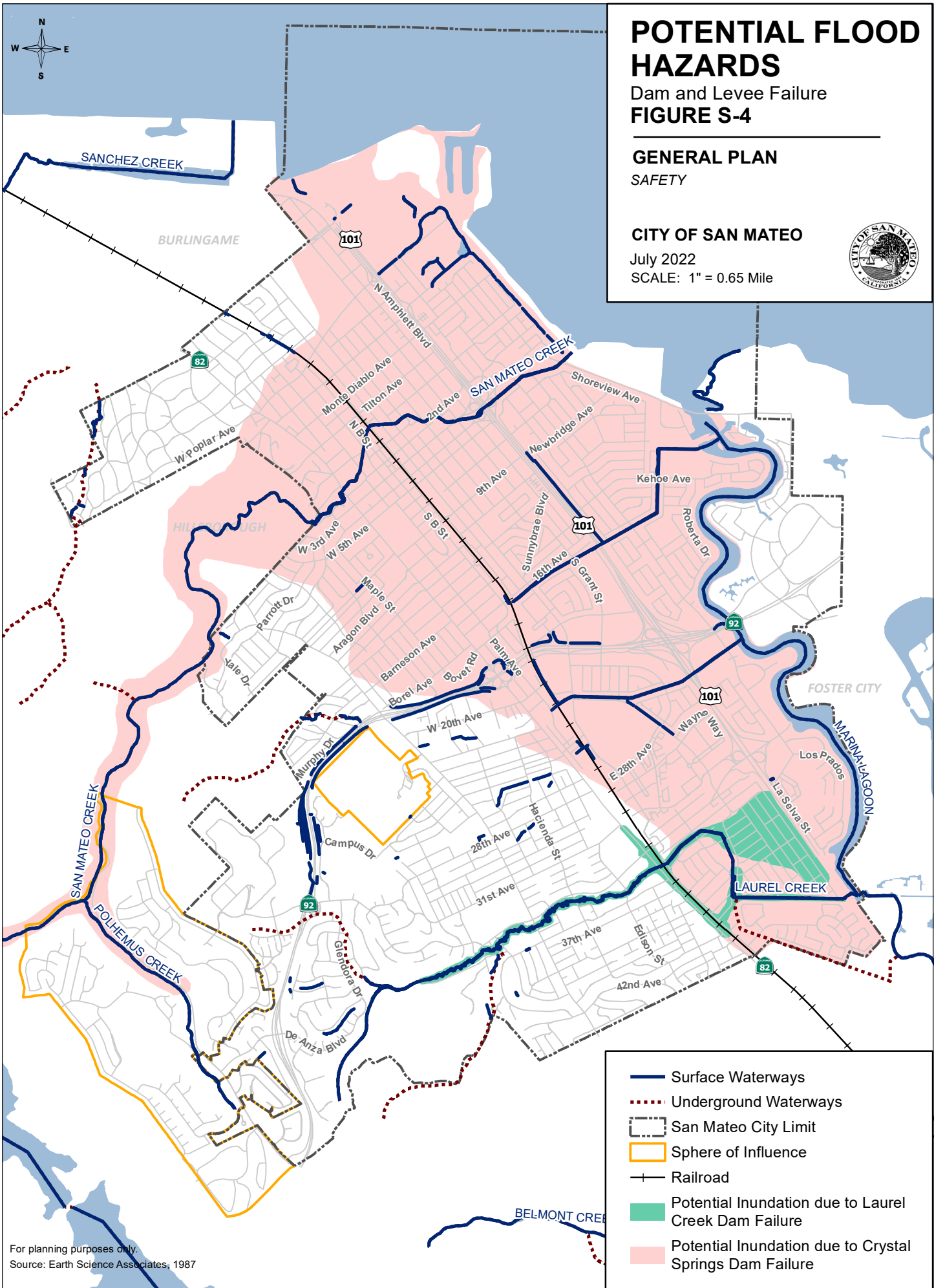
ACTION

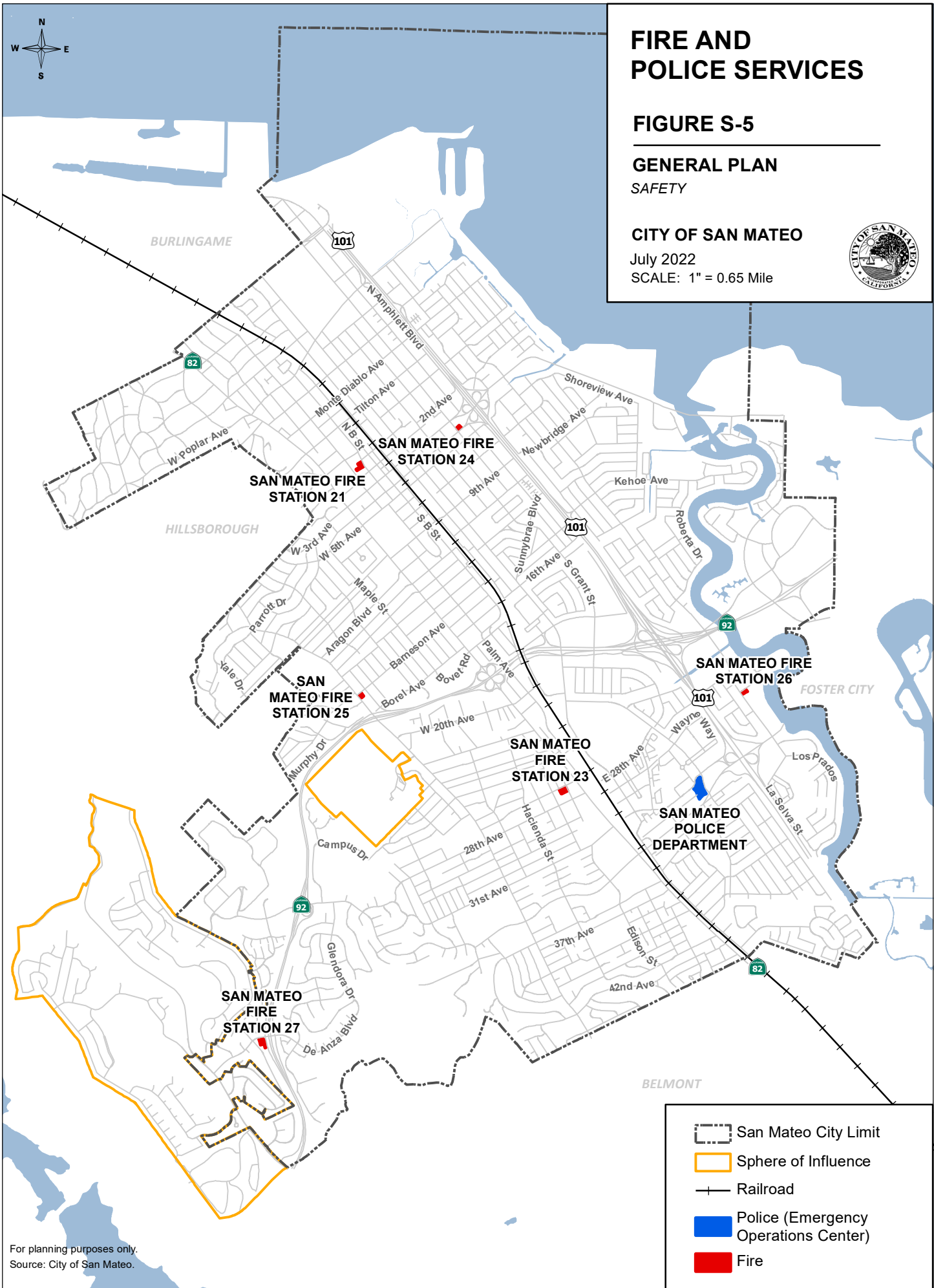
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| Action S-A7.1 | Utility Undergrounding. Underground electrical and communication transmission and distribution lines in residential areas and commercial frontages as funds permit. |
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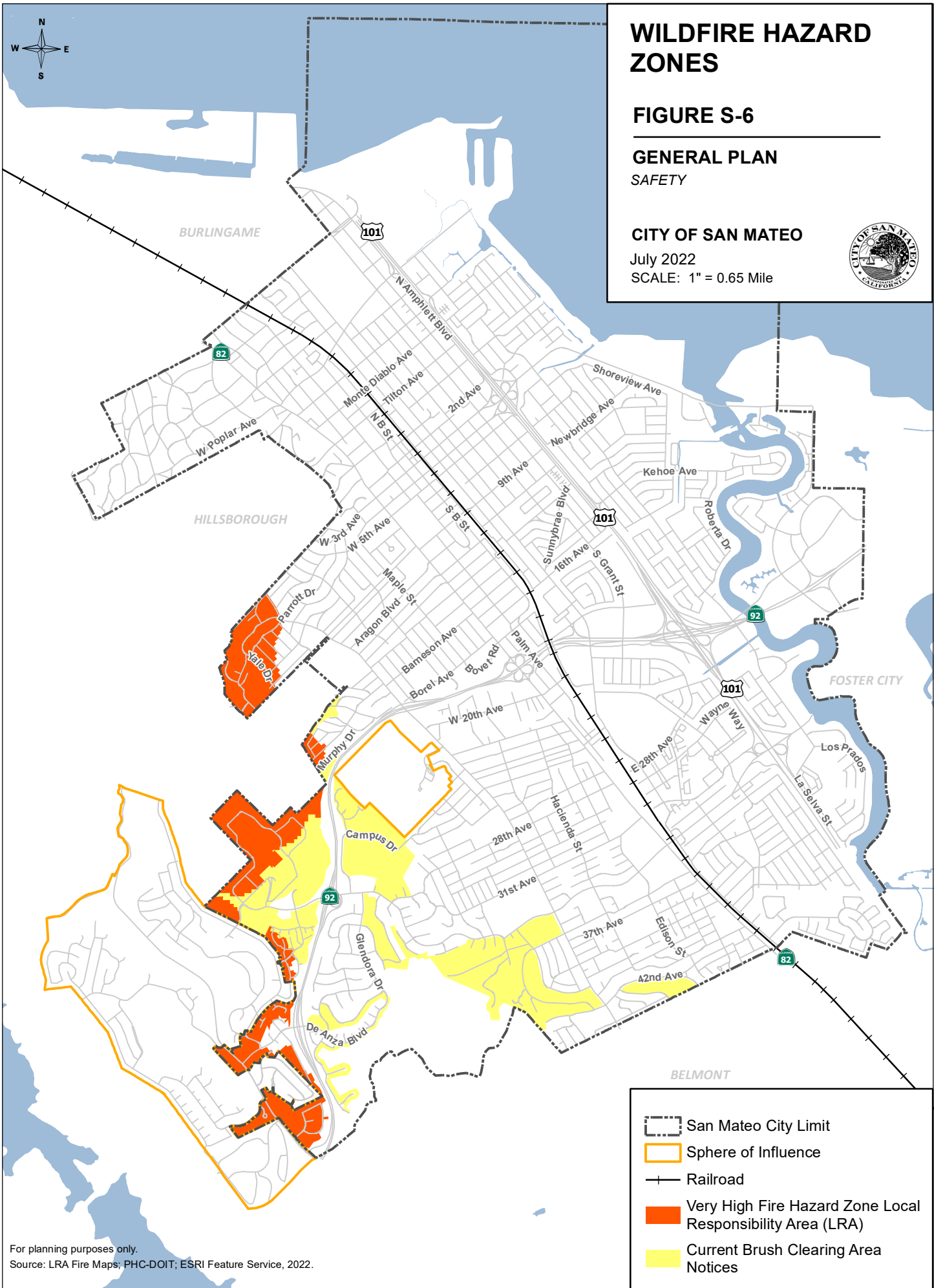




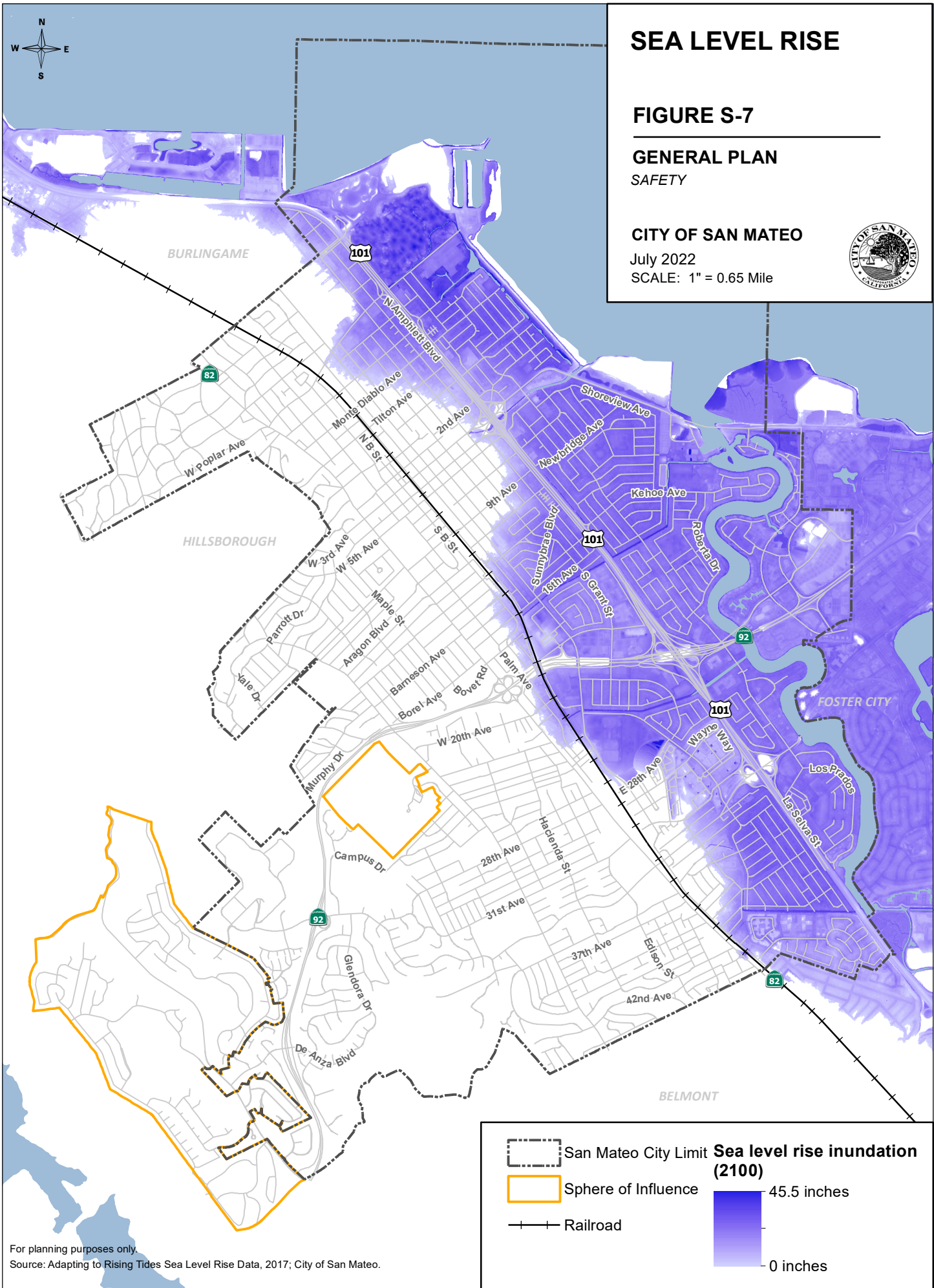




For planning purposes only.
Source: City of San Mateo.



For planning purposes only.
Source: LRA Fire Maps; PHC-DOIT; ESRI Feature Service, 2022.





9. NOISE ELEMENT

GOALS AND POLICIES

GOAL N-1 Protect “noise sensitive” land uses from excessive noise levels.

POLICIES

Policy N-P1.1 **Interior Noise Level Standard.** Require submittal of an acoustical analysis and interior noise insulation for all “noise sensitive” land uses listed in Table N-1 that have an exterior noise level of 60 dBA (L_{dn}) or above, as shown on Figure N-1 [NOTE: Figure N-1 will be updated at a later phase of the project.]. The maximum interior noise level shall not exceed 45 dBA (L_{dn}) in any habitable rooms, as established by the California Building Code.

Policy N-P1.2 **Exterior Noise Level Standard.** Require an acoustical analysis for new parks, play areas, and multi-family common open space (intended for the use and the enjoyment of residents) that have an exterior noise level of 60 dBA (L_{dn}) or above, as shown on Figure N-1 [NOTE: Figure N-1 will be updated at a later phase of the project.]. Require an acoustical analysis that uses peak hour L_{eq} for new parks and play areas. Require a feasibility analysis of noise reduction measures for public parks and play areas. Incorporate necessary mitigation measures into residential project design to minimize common open space noise levels. Maximum exterior noise should not exceed 65 dBA (L_{dn}) for residential uses and should not exceed 65 dBA (L_{eq}) during the noisiest hour for public park uses.

Policy N-P1.3 **Inclusive Outreach.** Notify the community when new land uses that would result in excessive noise levels are being considered and inform community members about how they can engage in the process. Use outreach and engagement methods that encourage broad representation and are culturally sensitive, particularly for historically underserved communities.

GOAL N-2 Minimize unnecessary, annoying, or unhealthful noise.

POLICIES

Policy N-P2.1 **Noise Regulation.** Regulate noise in San Mateo to prohibit noise that is annoying or injurious to neighbors of normal sensitivity.

Policy N-P2.2 **Minimize Noise Impacts.** Protect all “noise-sensitive” land uses listed in Tables N-1 and N-2 from adverse impacts caused by the noise generated by new developments. Incorporate necessary mitigation measures into development design to minimize short-term noise impacts. Prohibit long-term operational

noise increases at the sensitive receptor property line, or new uses which generate noise levels at the sensitive receptor property line, as follows:

- Greater than 1.5 dBA Ldn increase for ambient noise environments of 65 dBA Ldn and higher;
- Greater than 3 dBA Ldn increase for ambient noise environments of 60 - 64 Ldn; and
- Greater than 5 dBA Ldn increase for ambient noise environments of less than 60 dBA Ldn.

Policy N-P2.3

Minimize Commercial Noise. Protect land uses other than those listed as “noise sensitive” in Table N-1 from adverse impacts caused by the on-site noise generated by new developments. Incorporate necessary mitigation measures into development design to minimize short-term and long-term noise impacts. Prohibit new uses that generate noise levels of 65 dBA (L_{dn}) or above at the property line, excluding existing ambient noise levels.

Policy N-P2.4

Traffic Noise. Recognize projected increases in ambient noise levels resulting from traffic increases, as shown on Figure N-2 [NOTE: Figure N-2 will be updated at a later phase of the project]. Promote the installation of noise barriers or other methods to reduce traffic noise along highways and high volume roadways where “noise-sensitive” land uses listed in Table N-1 are adversely impacted by excessive noise levels [60 dBA (L_{dn}) or above]. Require adequate noise mitigation to be incorporated into the widening of SR 92 and US 101.

Policy N-P2.5

Railroad Noise. Support the installation of noise barriers and other mitigations along the railroad corridor where “noise-sensitive” land uses are adversely impacted by excessive noise levels [60 dBA (L_{dn}) or greater].

Policy N-P2.6

Railroad Vibration. Require that new residential projects (or other sensitive uses) located within 200 feet of existing railroad lines conduct a groundborne vibration and noise evaluation consistent with Federal Transit Administration-approved methodologies.

Policy N-P2.7

Construction Noise and Vibration. Continue to prioritize construction noise limits and vibration monitoring around sensitive receptors, including through limiting construction hours and individual and cumulative noise from construction equipment.

Policy N-P2.8

Construction Noise and Vibration Monitoring. For larger development projects that demand intensive construction periods and/or use equipment that could create vibration impacts, require a vibration impact analysis, as well as monitoring and reporting of noise levels throughout construction, consistent with industry standards. The monitoring plan should include information on the monitoring locations, durations and regularity, the instrumentation to be used and appropriate noise control measures to ensure compliance with the noise ordinance.

ACTIONS

Action N-A2.1 **Railroad Noise Study.** Implement projects necessary to achieve Quiet Zones in the City such as elimination of at-grade rail crossings or other mitigation measures to decrease horn and other operational noise levels prior to substantial expansion of the rail service.

Action N-A2.2 **Railroad Noise Barriers.** Work with the Peninsula Corridor Joint Powers Board to promote and encourage adequate noise mitigations and barriers to be incorporated into any rail service expansion or track realignment.

Table N-1: Noise Sensitive Land Use Compatibility Guidelines

Land Use Category	Day-Night Average Noise Level, L_{dn} (dBA)				
	0-59	60-65	65-70	71-80	over 81
Residential – Low Density *					
Residential – Medium and High Density *					
Hotels, Motels, and other Lodging					
Schools, Libraries, Hospitals, Long-Term Care Facilities					
Multifamily Common Open Space for the Use and Enjoyment of Residents					
	Normally Acceptable. Specified land use is satisfactory based on the assumption that any buildings involved are of normal, conventional construction, without any special noise insulation requirements.				
	Conditionally Acceptable. New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed insulation features have been included in the design.				
	Normally Unacceptable. New construction or development should not be undertaken.				

* See residential land use designations in the Land Use Element of this General Plan.

Table N-2: Noise Guidelines for Outdoor Activities

Land Use Category	Average Noise Level, L_{eq} (dBA)				
	0-59	60-65	65-70	71-80	over 81
Parks, Playgrounds, Privately Owned Publicly Accessible Open Space					
	Normally Acceptable. Specified land use is satisfactory based on the assumption that any buildings involved are of normal, conventional construction, without any special noise insulation requirements.				
	Normally Unacceptable. New construction or development should not be undertaken.				