

3.1 INTRODUCTION

The proposed project is the adoption and implementation of an updated General Plan for the City of San Mateo. The updated City of San Mateo General Plan would replace the existing General Plan, which was last comprehensively updated in 1990, with another update in 1997, and would be used to guide development-related decisions in the community.

The purpose of a city's general plan is to function as a "constitution" for land use planning and to provide a basis for sound decisions regarding long-term physical development. The general plan expresses the city's development goals and establishes public policy relative to the distribution of future land uses, both private and public. The general plan also provides the bridge between community values, visions and objectives, and physical decisions such as housing, public works projects, sustainability, and growth management. The general plan must cover a local jurisdiction's entire planning area and address the broad range of issues associated with its development.

This update is intended to address current and projected environmental and socioeconomic conditions in the City, incorporating local concerns and policy direction from the City Council and from the community. The Plan provides guidance for long-range planning for a timeline through the year 2025. The updated General Plan was developed through a series of community workshops, the Housing and Land Use Study public process, the San Mateo Rail Corridor Transit-Oriented Development Plan, and study sessions with both the Planning Commission and the City Council. The Planning Commission will review the update to the General Plan and Housing Element prior to consideration by the City Council. An update to the Housing Element was approved by the City Council on June 15, 2009. The Housing Element will be incorporated into the adopted General Plan.

3.2 LOCAL AND REGIONAL SETTING

PROJECT LOCATION

The City of San Mateo is located 15 miles south of the City and County of San Francisco and is situated on the shores of San Francisco Bay in San Mateo County. The City of San Mateo is well connected to adjacent cities in San Mateo County (Belmont, Burlingame, Foster City, and Hillsborough) and major cities of the Bay Area (San Francisco/Oakland and "Silicon Valley") by State Routes 92 and 82 (El Camino Real) and Interstate Highways 101 and 280. San Mateo's regional location is shown in **Figure 3.0-1**.

The Planning Area for the City of San Mateo General Plan includes the incorporated city, the Planning Area, and the City's Sphere of Influence (SOI), as shown in **Figure 3.0-2**. The Planning Area covers roughly 10,048 acres of land (about 15.7 square miles) in central San Mateo County. The Planning Area boundary for the General Plan is coterminous with the City's Sphere of Influence, which includes all lands within the incorporated city limits, 3.2 square miles of which are bay waters, and the unincorporated lands (2.2 square miles) as delineated on the San Mateo Land Use Map. Approximately 95 percent of the unincorporated lands are single-family residential. The City of San Mateo encompasses a land area of approximately 13.5 square miles (about 86 percent of the total Planning Area). Approximately 48 percent of the city land area is single-family or multi-family residential housing.

Outside the city limits, this General Plan is purely advisory, although it does provide a statement of the uses the City desires in these areas, including the unincorporated area within its Sphere of Influence. While the City has no jurisdiction over the determination of land use policy in adjacent areas, it can advise San Mateo County on land use policy and can provide input to the County on projects taking place in the Planning Area.

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PROJECT SETTING

The City is set between two dominant physical features: San Francisco Bay and the ridge of hills along the western border. In between these features and the Highway 101 and 280 transportation corridors lie the distinct residential neighborhoods and commercial centers that make up the City. Much of the historic native vegetation in the area has been converted to urban and suburban uses, including parks and some open space within Sugarloaf Mountain. Nonetheless, riparian and wetland habitats persist within the Planning Area. San Mateo Creek forms the northern boundary of the City with Hillsborough, and Laurel Creek runs along the southern city boundary with the city of Belmont. To improve the quality of creek runoff, San Mateo joined the San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP). Other notable creeks are the scenic Edgewood Creek, which parallels Edgewood Road as it crosses private property, Madera Creek that runs from the Western Hills to the 19th Avenue Channel, and the relatively natural Beresford Creek, which flows from the canyons south of Campus Drive to the 19th Avenue Channel.

The Planning Area is crossed by US 101 and SR 92. The Caltrain rail line passes through the area part way between San Francisco and Gilroy. There are no air-related facilities in the existing city limits. The nearest major airport to the City of San Mateo is San Francisco International Airport located between San Bruno and Millbrae, which is approximately 4.5 miles north of the city limits. San Carlos Airport is located approximately 2.5 miles south of the city limits.

Residential housing accounts for over 50 percent of the land use in the Planning Area. Surrounding communities include the unincorporated areas of Baywood Park and Highlands (Western Hills) and the cities of Belmont, Burlingame, Hillsborough, and Foster City. The City of San Mateo is largely built out with opportunities only for infill housing and commercial development. The existing land use pattern is a mix of residential neighborhoods and commercial centers, combined with parks and open spaces both in the hill areas and along the baylands. Specific areas characterizing the City include Downtown, the Hillsdale and Bridgepointe regional shopping centers, executive office and commercial areas along El Camino Real (SR 82) and along SR 92, two identified historic districts (Downtown and Glazewood), and residential neighborhoods characterized by detached, single-family residences and multi-family residential units. Open space areas include the Bay Marshes, Sugarloaf Mountain, and Marina Lagoon, among other unimproved open space areas and community and neighborhood parks.



Figure 3.0-1
Regional Location

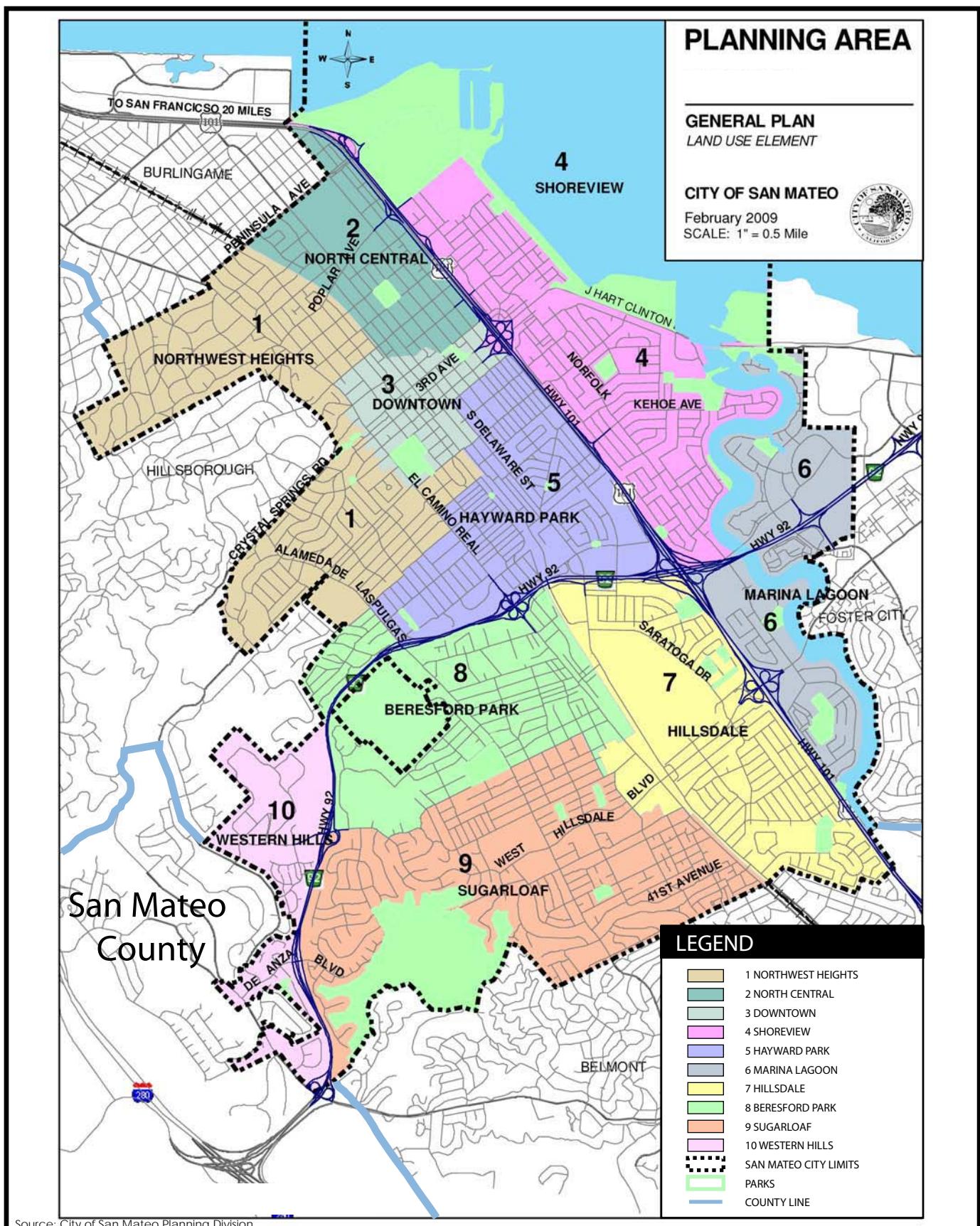


Figure 3.0-2
Planning Area

3.3 BACKGROUND OF PLANNING ACTIVITIES ASSOCIATED WITH THE CITY

The City of San Mateo incorporated in 1894 and operates under a council/manager form of government. The last comprehensive update of the City's General Plan was in July 1990, with an update in 1997 and subsequent minor amendments occurring since then. A significant amendment to the City's Housing Element was adopted by the City Council in May 2002, with another amendment adopted in June 2009.

Like most communities in the Bay Area, San Mateo is mostly built out, and the City expects future growth to be accommodated with redevelopment by including provisions for increased residential density and mixed-use development in specific areas of the city. As noted above, the current General Plan was adopted in 1990, and since that time the city has experienced many physical, demographic, and economic changes resulting in new opportunities and challenges. In November 1991, the voters adopted an initiative (Measure H) which amended the General Plan. Measure H made several changes to the General Plan, primarily directed at reducing maximum heights and densities for residential and most non-residential uses, while increasing the City's commitment to providing affordable housing. With some exceptions, the maximum density in the City is 50 units per acre and the maximum building height is 55 feet. In November 2004, the voters adopted Measure P, which was an extension of Measure H. This extension to 2020 included updates, clarifications, and some changes to Measure H. Significant provisions of Measure H were maintained. The City's Zoning Code has been amended to reflect the land use policies and text contained in the General Plan and is in conformance with provisions of Measure H and Measure P.

Adoption of the General Plan will require amendments to the Zoning Ordinance for consistency with the General Plan land use designations and various General Plan policies. Specifically, the Plan calls for development of a specific plan for the Forty-Second Avenue Center within the Sugarloaf Planning Area to maximize the center's economic vitality, provide housing, and encourage mixed use. Other specific plans created for larger areas have allowed for a broadening of housing types and TOD zones including Bay Meadows Specific Plans (1997 and 2005) and the San Mateo Rail Corridor Transit-Oriented Development Plan (2005).

CURRENT DEVELOPMENT PROPOSALS POTENTIALLY AFFECTING THE CITY OF SAN MATEO PLANNING AREA

There is currently one approved significant mixed-use project within the Planning Area, encompassing approximately 83 acres. The Bay Meadows Phase II Plan Area consists of four Site Plan and Architectural Review (SPAR) areas located within the San Mateo Rail Corridor Transit-Oriented (TOD) Development Plan Area and the Bay Meadows Specific Plan area zoned as Bay Meadows Specific Plan (BMSP). An environmental impact report (EIR) for Phase II was certified in 2005 and an addendum to the EIR was approved by the City Council on April 21, 2008. SPAR 1 consists of 750,350 square feet (sf) of office, 75,342 sf of restaurant, and 392 residential units. SPAR 2 includes 330 residential units and SPAR 3 includes 344 residential units. There has been no planning application submitted for the SPAR 4 area as yet. This area includes a one-acre site for below market rate (BMR) units and either 200,000 sf of office or 100 residential units, as well as the community park.

Another major development in the City is Station Park Green, located on the Kmart site at Concar and Delaware streets in the Hayward Park TOD area. The planning application for this project is currently under review. The project calls for a specific plan, design guidelines, and development of 599 residential units, 10,000 sf of office space, 60,000 sf of neighborhood-serving retail space, and 1.9 acres of public open space.

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In addition to the developments within the city limits, there are developments occurring within the adjacent cities and unincorporated county that could potentially affect the City. For a description of each of these developments, please refer to Section 4.0, Introduction to the Environmental Analysis and Assumptions Used.

GENERAL PLAN UPDATE 2025

In 2007, the San Mateo City Council reviewed and authorized the work program for a comprehensive update of the General Plan, following the format of the previous revisions. City staff focused the update on incorporation of new demographic information, economic projections, housing, and traffic conditions; incorporation of new goals and policies pertaining to climate change and sustainability; and revisions to existing goals and policies contained in the various elements of the General Plan. Consultants were charged with preparing the associated EIR. The Housing Element also became due for the regular five-year update to the California Department of Housing and Community Development.

GENERAL PLAN UPDATE PROCESS

Public participation was an important part of the General Plan update process. Prior to commencing work on the General Plan, the City held four public workshops to allow for comments on issues that are important to the citizens. In addition, the City completed the Housing and Land Use Study in 2008, which involved the creation of a Technical Advisory Committee (TAC) to review the issues related to housing and land use in the City. A total of three public workshops and seven TAC meetings were held between June 2006 and October 2007 to present information to the public from various housing and economic professionals, and to allow for broader public comment on housing and land use issues. Some of the issues developed as part of the study were carried forward into the update of the General Plan. In May 2007, the City Council appointed the Sustainability Advisory Committee (SAC) to develop the Sustainable Initiatives Plan (SIP). Starting in July 2007 through December 2007, there were ten SAC meetings and a public workshop. Comments from these meetings, the Planning Commission and City Council meetings were reviewed as background for the draft General Plan Update. Policies in the SIP have been incorporated into the General Plan Update.

City staff prepared a draft of the update to the General Plan in February 2009. The Parks and Recreation Commission reviewed the Conservation, Open Space, and Parks and Recreation Element at a study session in February 2009. The Public Works Commission also held a study session in February 2009 on the Circulation Element. The Planning Commission held three study sessions on various aspects of the Draft General Plan. In February 2009, the Planning Commission reviewed the major themes of the General Plan and the public process for the update. In a study session in March 2009, the City Council reviewed and commented on the Draft General Plan. Council directed staff to hold additional Planning Commission study sessions on the details of the update and the issue of potential land use changes requested by homeowners associations and the public. In April 2009, the Planning Commission heard public testimony on the details of the General Plan and provided comments on the Plan to City staff in a study session. In May 2009, the Planning Commission held another study session to review potential land use changes to 14 specific areas of the City. The study session also included comments from the public on the land uses in these specific areas. City staff began revising the General Plan in May 2009 after obtaining direction on the General Plan Update from study sessions held by the various City commissions and City Council.

3.4 OBJECTIVES OF THE GENERAL PLAN UPDATE

The overall vision for the General Plan is to maintain San Mateo as the pre-eminent city in San Mateo County (City of San Mateo, 2009). It also expresses a vision for the future where "sustainable development" and land use practices provide for the needs of existing residents and businesses while preserving choices for future generations.

These efforts resulted in the City's publication of the Draft General Plan on February 13, 2009, that articulated the Overall Vision and Land Plan to implement smart growth principles for land use, balanced commercial and residential growth, a distinguished downtown, and viable, wholesome neighborhoods on a solid, healthy economic and financial base. The General Plan directs the creation of a specific plan for the Forty-Second Avenue Center in the Sugarloaf Planning Area.

The General Plan sets forth a series of guiding and implementing policies intended to reflect and preserve the quality of life in the City's residential neighborhoods and to continue to provide quality services and facilities. The General Plan emphasizes protecting the natural environment and the existing character of the community. The General Plan addresses (includes) all seven state-mandated elements: land use, open space and conservation, housing, transportation, safety, and noise.

The major proposals of the General Plan are:

- Increase housing opportunities while maintaining the character of existing single-family neighborhoods (i.e., housing and employment);
- Maintain the commitment to strengthening the downtown as a major commercial, residential, and cultural center;
- Concentrate major new development near transportation and transit corridors;
- Beautify and improve El Camino Real (SR 82);
- Improve design quality and maintain established height limits;
- Develop a strategy to limit traffic congestion;
- Increase open space and recreational opportunities; and
- Establish and maintain San Mateo as a sustainable city.

Each element of the General Plan addresses more than one of these objectives and establishes goals and policies that build on the overall vision.

3.5 COMPONENTS OF THE CITY OF SAN MATEO GENERAL PLAN UPDATE

The project is adoption and implementation of an updated General Plan for the City. The General Plan is the constitution for the community's future. It provides a vision; goals, policies, and action items; and maps and diagrams (such as the land use and circulation diagrams) to guide the City's decisions regarding land use and growth. The General Plan directs the creation of a specific plan for the Forty-Second Avenue Center in the Sugarloaf Plan Area. The adoption

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of the General Plan will require amendments to the Zoning Ordinance for consistency with the General Plan land use designations and various General Plan policies.

The organization of the General Plan is divided into two volumes: the General Plan Policy Document and this Environmental Impact Report (EIR). In addition, policies from the stand-alone Climate Action Plan (CAP) and Sustainable Initiatives Plan have been incorporated into the General Plan.

State law requires that general plans address seven topics: land use, circulation, housing, conservation, open space, noise, and safety. This General Plan covers all of these topics plus an element to address urban design, for a total of eight, and also incorporates policies to address climate change and sustainability within various elements of the General Plan.

LAND USE (REQUIRED ELEMENT)

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in San Mateo. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This element also addresses the City's water supply.

CIRCULATION (REQUIRED ELEMENT)

This element includes policies and actions addressing a broad range of topics related to infrastructure, the physical systems of roads, bikeways, and pedestrian connections, etc., that allow the City to function efficiently. This element also includes goals and potential actions for sustainable transportation to reduce vehicle trips and increase alternative transportation modes.

Figure 3.0-3 illustrates the General Plan Circulation Map that presents the future roadway pattern in the City of San Mateo. The roadway system is based on a modified grid of freeways, arterials, collectors, local streets, and alleyways. The Circulation Map identifies roadways (existing and proposed) by their classification type: state highway, arterial, collector, and local streets. The Circulation Element contains specific goals and policies pertaining to the classification system and provides sustainable transportation actions. The Circulation Element proposes to reclassify three street segments in the City from local streets to collector streets as shown on **Figure 3.0-3**. These street sections are (1) South Claremont Street between Third and Ninth avenues; (2) Fifth Avenue between Humboldt Street and South Amphlett Boulevard; and (3) Edison Street between Twenty-eighth Avenue and Hillsdale Shopping Center.

The *Traffic Mitigation Report* prepared by Hexagon Transportation Consultants, Inc. summarizes the anticipated street system improvements that would occur within the time horizon of the General Plan. These improvements are included as Appendix D of the General Plan and are noted below.

Major roadway changes and improvements include the following:

Roadway/Intersection

US 101 Auxiliary Lanes

- A new weaving lane to be added between Third Avenue and Millbrae Avenue

State Route 92 Auxiliary Lanes

- Widening to six lanes between I-280 and US 101 included in Measure A Strategic Plan

3rd and 4th Avenues

- Widen Third Avenue and Fourth Avenue east of Delaware Street through a combination of street widening and removal of parking
- Widen Delaware Street between Third Avenue and Fourth Avenue

25th Avenue

- Construct a grade separator with the Caltrain railroad tracks

20th Avenue

- Extend the dedicated right-turn lane for SB 82 at 20th Avenue
- Widen 20th Avenue by moving back the curb face on the north side of Corte Bella

El Camino Real and Crystal Springs Road

- Widen curb lane 6 feet to allow right turns

28th and 31st Avenue Grade Separations

- Elevate Caltrain railroad tracks between Hillsdale Boulevard and SR 92
- Extend 28th Avenue and 31st Avenue under the railroad tracks to connect to the planned Delaware extension

HOUSING ELEMENT (REQUIRED ELEMENT)

The Housing Element is a part of the San Mateo General Plan, yet it is the only element that must be updated every five to eight years and is subject to review and certification by the State of California through its Department of Housing and Community Development (HCD). As required by state law, the City is required to update and receive state certification on the contents of the Housing Element. The current deadline to submit an adopted Housing Element for state certification is June 30, 2009. The Housing Element of the General Plan was approved by the City Council on June 15, 2009. Furthermore, the Housing Element was reviewed and adopted under a separate California Environmental Quality Act (CEQA) document.

URBAN DESIGN ELEMENT (OPTIONAL ELEMENT)

Urban design refers to the physical form and development of a city from the individual neighborhood to the overall cityscape. This element is optional and seeks to illustrate the City of San Mateo's relationship to neighboring cities and the surrounding natural environment. Visual resources are also generally addressed in this element. On a smaller scale, urban design identifies the development patterns and characteristics of specific areas. The element is divided into two sections: City Image and Design.

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CONSERVATION, OPEN SPACE, PARKS & RECREATION (REQUIRED ELEMENTS OF CONSERVATION AND OPEN SPACE)

This element addresses resource conservation concerns within San Mateo, including the development, management, and preservation of San Mateo's natural, cultural, and recreational resources. This element identifies the need to protect and preserve existing open space and natural recreational areas, as well as the need to maintain those areas and create additional areas for the enjoyment of residents and the protection of the environment. This element addresses:

- Water supply and quality
- Biological resources
- Urban resources, including cultural and historic
- Parks and Recreation

SAFETY & HAZARDOUS WASTE MANAGEMENT ELEMENT (REQUIRED ELEMENT OF SAFETY, PLUS ADDITIONAL TOPIC OF HAZARDOUS WASTE)

This Safety & Hazardous Waste Management Element seeks to recognize and remedy both present and anticipated concerns about the ongoing well-being of City residents, employees, and visitors. Public safety is one of the primary responsibilities of government. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this element addresses safety, the potential release of hazardous materials into the community, and general issues related to healthcare and police and fire protection services.

NOISE ELEMENT (REQUIRED ELEMENT)

The extent of exposure of the population to noise constitutes a major component of overall quality of life in the community. The Noise Element sets forth the City's goals and policies regarding the control of environmental noise and the protection of citizens from excessive noise exposure.

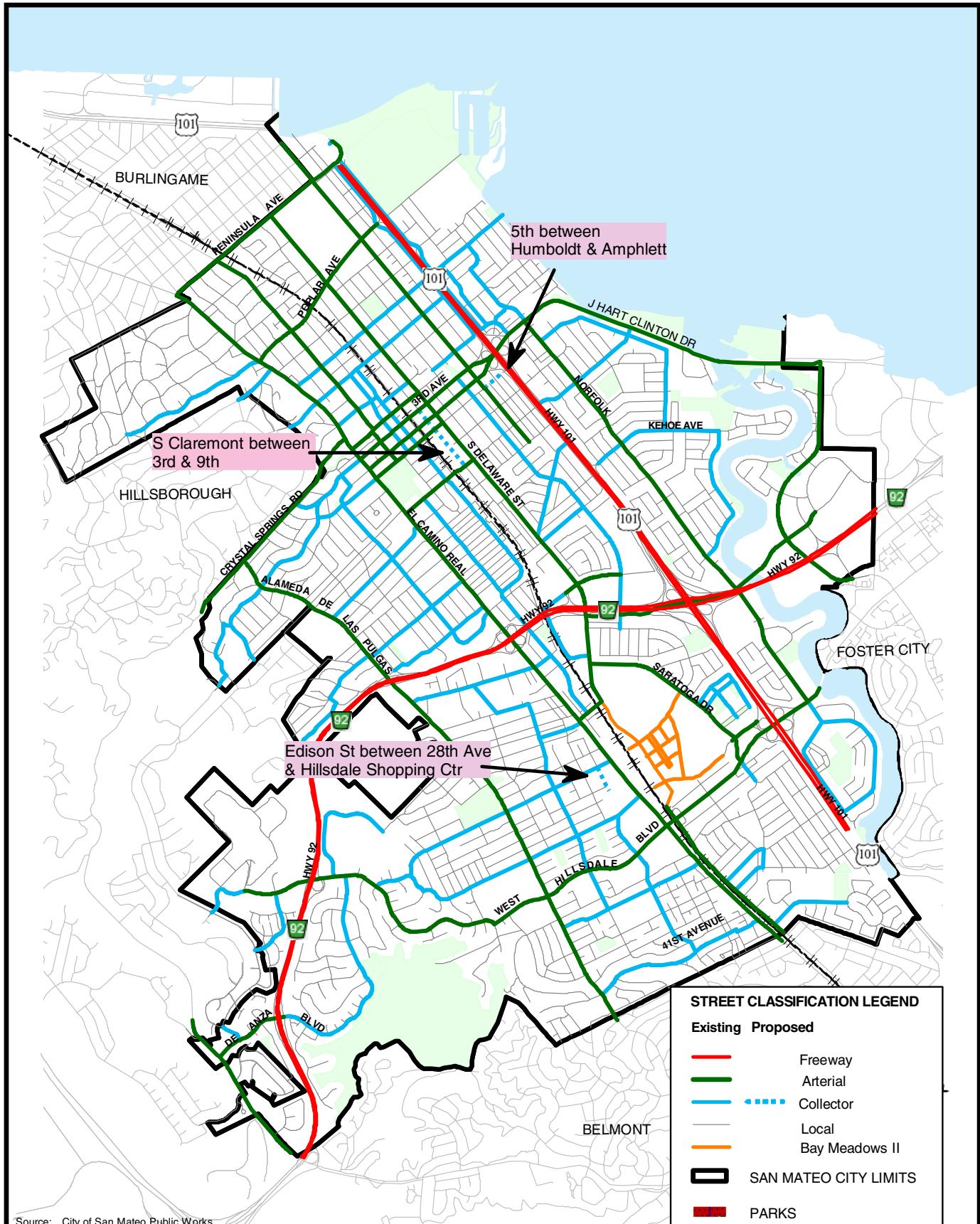


Figure 3.0-3

Circulation Map



3.6 GENERAL PLAN UPDATE LAND USE CONCEPT

The land use concept in the General Plan has been developed to help implement the Overall Vision. The land use concept is based on the principles of smart growth, jobs/housing balance, infill development, and historic preservation.

Building off the Vision Statement, the General Plan establishes a key Guiding Principle and eight key land use goals:

Guiding Principles: *Managed Growth*

Goal 1: **Community Development**

Goal 2: **Economic Development**

Goal 3: **Areas of Special Concern**

Goal 4: **Services and Facilities**

Goal 5: **Cooperation with Other Agencies**

Goal 6: **General Plan Maintenance**

Goal 7: **Sphere of Influence**

Goal 8: **Climate Change and Sustainability**

An additional section addresses the topic of area-specific policies for the 10 planning areas.

The General Plan's land uses are based on the vision for the future of managed growth: compact, walkable transit-oriented community units. The managed growth concept will be implemented through land use, circulation, and community design. This concept uses a series of walkable neighborhoods and planning area redevelopment as the foundation for a balanced mix of housing, jobs, commercial activities, and services.

The overriding desire in implementing the General Plan Update is to preserve San Mateo's sense of community, shaped by its close proximity to the Bay and hillside woodlands, by maintaining and enhancing its identity as the pre-eminent city within San Mateo County and in a cosmopolitan setting.

LAND USE MAP

Figure 3.0-4 shows the General Plan Land Use Map, which was developed based on the managed growth concept described above. The Land Use Map shows the General Plan Planning Area/SOI that extends outside the current city limits. The Planning Area represents the area which the City envisions may ultimately be included either in the SOI or in the incorporated city limits. Outside the city limits, this General Plan is purely advisory.

The scope (timeline horizon) of the General Plan was identified as year 2030, with adoption expected in 2010. It utilizes a land use designation map to depict land use (see **Figure 3.0-4**). The designation map sets forth a range of land use classifications, including varying residential densities, commercial, office, industrial, parks, and open space designations. The land use

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diagram is intended to work in concert with a series of guiding and implementation policies contained in each specific element.

EXISTING GENERAL PLAN AND PROPOSED GENERAL PLAN

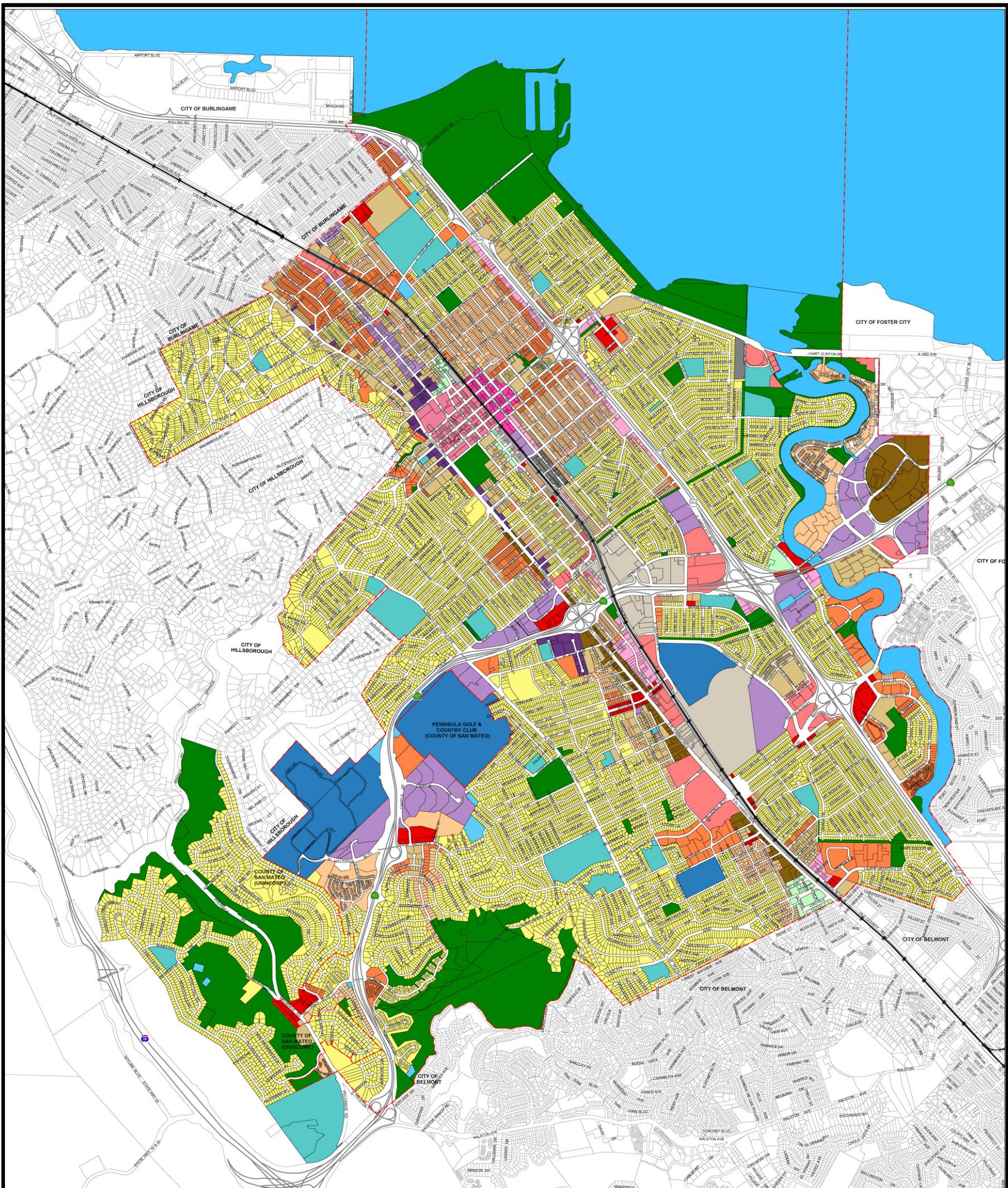
Table 3.0-1 summarizes both the existing (2005 data) and 2030 buildout projections of the General Plan Planning Area under the General Plan Land Use Map. For this EIR, the General Plan Update is considered to be the City's buildout at year 2030. **Table 3.0-2** summarizes Year 2030 (proposed project) land uses by land use type.

TABLE 3.0-1
SAN MATEO PLANNING AREA¹ DEVELOPMENT

Residential		
	2005	2030
Total Number of Dwelling Units	40,030	48,360
Non-Residential Industrial, Retail & Office (square feet)	19,797,636	30,657,198

Source: Hexagon Transportation Consultants Inc., ABAG Projections 2005

Note: 1. Includes unincorporated area.



LEGEND

General Plan Land Use Designations

Neighborhood Commercial	Manufacturing	Public Facility
Regional/Community Commercial	Single Family Residential	Utilities
Service Commercial	Low Density Multi-Family	Major Institution/Special Facility
Downtown Retail Core	Medium Density Multi-Family	Transit-Oriented Development
Downtown Retail Core Support	High Density Multi-Family	Transportation Corridor
Executive Office	Parks/Open Space	

Neighborhood Commercial	Manufacturing	Public Facility
Regional/Community Commercial	Single Family Residential	Utilities
Service Commercial	Low Density Multi-Family	Major Institution/Special Facility
Downtown Retail Core	Medium Density Multi-Family	Transit-Oriented Development
Downtown Retail Core Support	High Density Multi-Family	Transportation Corridor
Executive Office	Parks/Open Space	

Mixed Use Designations

Executive Office/High Density Multi-Family
Neighborhood Commercial/High Density Multi-Family
Regional/Community Comm./High Density Multi-Family
San Mateo City Limits
San Francisco Bay & Lagoon
Assessor Parcels



Figure 3.0-4
Land Use Map

TABLE 3.0-2
ACREAGE BY LAND USE IN THE CITY OF SAN MATEO

Land Use	Square Miles	Area in Acres	% of Total
Commercial	.45	288	3.53%
Service Commercial	.10	64	0.78%
Transportation Corridor/TOD	.34	218	2.67%
Office	.42	269	3.29%
Mixed Use	.30	192	2.35%
Multi-Family Residential	1.73	1,107	13.58%
Single-Family Residential	4.03	2,579	31.65%
Manufacturing	.02	12.8	.15%
Parks Open Space/ Public Facilities	4.77	3,053	37.47%
Utilities	.03	19.2	0.23%
Major Institution	.54	346	4.24%
Total	12.73	8,148	100.00%

Source: *Background Report for the City of San Mateo General Plan Update, 2009*

3.6 USES OF THE EIR AND APPROVAL PROCESS

This EIR provides a programmatic environmental review of implementation of the General Plan Update. Subsequent activities falling under the General Plan will use this EIR to focus the environmental review of the subsequent activity and as the basis in determining whether the later activity may have any significant effects, pursuant to State CEQA Guidelines Section 15183.

The City of San Mateo General Plan has been presented to the City of San Mateo Planning Commission for review, comment, and recommendations. The City of San Mateo City Council, as the City's legislative body, is the approving authority for the City of San Mateo General Plan and related documents. In order to approve the General Plan, the City Council would have to take the following actions:

- Certification of the City of San Mateo General Plan EIR
- Adoption of required findings for the above actions, including required findings under the State CEQA Guidelines, Sections 15090, 15091, and 15093
- Adoption of the City of San Mateo General Plan

Following adoption of the General Plan and certification of the EIR by the City Council, all subsequent activities and development within the City will be guided by the goals and policies in the updated General Plan. The City Council is anticipated to conduct the following subsequent activities to implement the General Plan Update:

- The City will consider adopting financing programs or fee programs for public infrastructure.

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- The City will consider further analyzing and planning for public infrastructure such as roadway improvements consistent with the General Plan Circulation Map, construction of parks, trails, infrastructure improvements (e.g., water distribution and treatment facilities, wastewater facilities, and other public improvements), other capital improvements, and natural resource preservation and/or restoration.
- The City may conduct or consider further focused planning studies, including the preparation of a Forty-Second Avenue Specific Plan and a set of citywide Design Guidelines.
- The City would consider approval of various private development entitlement requests (e.g., specific plans, master plans, tentative subdivision maps, design review, use permits) that are consistent with the General Plan and its Land Use Map.

OTHER GOVERNMENTAL AGENCY APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state, and federal agencies in the processing of subsequent development permits include, but are not limited to, the following:

- San Mateo Local Agency Formation Commission (LACCO) approval of future requests to annex land into the City. LACCO must also approve the formation, reorganization, incorporation, or consolidation of special districts that provide services in the City or in the Planning Area.
- Bay Area Air Quality Management District approval of dust control plans and other permits for subsequent projects.
- California Department of Transportation (Caltrans) approval of improvements and/or funding for future improvements associated with state highway facilities.
- Extension of service and/or expansion of infrastructure facilities by the City or other providers, including:
 - San Mateo Fire Department
 - California Department of Forestry and Fire Protection (CAL FIRE)
 - San Mateo City Police Department
 - Water purveyors (Cal Water, EMID)
 - Allied Waste
 - San Mateo/Foster City School District and San Mateo Union High School District
 - Pacific Gas & Electric Company (PG&E)
 - California Public Utilities Commission (CPUC)
 - Telephone, cable, and Internet services (AT&T, Comcast, Astound Broadband, etc.)

- City of San Mateo Recreation Department
- Bay Conservation and Development Commission
- California Department of Fish and Game approval of future streambed alternation agreements, pursuant to the Fish and Game Code. Approval of any future potential take of state-listed wildlife and plant species covered under the California Endangered Species Act.
- San Francisco Bay Area Regional Water Quality Control Board (RWQCB) and State Water Resources Control Board (SWRCB) review and/or approval of any activity impacting Planning Area water features, pursuant to the Clean Water Act and RWQCB standards.
- U.S. Army Corps of Engineers (USACE) approval of any future wetland fill activities, pursuant to the federal Clean Water Act.
- U.S. Fish and Wildlife Service (USFWS) approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the federal Endangered Species Act.
- U.S. Environmental Protection Agency (USEPA) concurrence with Section 404 of the Clean Water Act permit.