

# Land Use

This chapter identifies applicable federal, state, and local regulations; identifies potential impacts of construction and operation of the proposed Project; and proposes mitigation measures as applicable, to reduce potentially significant impacts on land uses.

## 11.1 Existing Setting

The proposed Project site is located within the City of San Mateo and is, therefore, under the jurisdiction of the City's planning regulations; the Project parcel is owned by San Mateo County. The City of San Mateo occupies approximately 15.7 square miles in central San Mateo County. It is bordered by San Francisco Bay and the City of Foster City on the east, the City of Burlingame and the Town of Hillsborough to the north, Highlands-Baywood Park and I-280 to the west, and the City of Belmont to the south (see **Figure 2-1**). San Mateo is an urbanized area and is largely built out, with only a few individual areas left undeveloped that are not otherwise classified as open space or environmental preserves. Currently, collection system pipelines and pump stations are located primarily underground in existing streets or dedicated ROWs that are typically paved or covered with ruderal or landscaped vegetation.

The Project site is located at the Event Center parking lot and roadways that surround the parcel include Saratoga Drive and S. Delaware Street. The proposed temporary holding structure and associated proposed Project components would be located in the southeast corner of the parcel in an area currently serving as a gravel parking/storage yard with stored vehicles, equipment, containers, and debris piles. The property land use designation is major institution/special facility and zoned Agriculture (A) by the City of San Mateo (see **Figures 11-1** and **11-2**).

No portion of the Project site is located on unique or prime farmland or is currently used for agricultural purposes (California Department of Conservation, 2015). The Project site is not under a Williamson Act contract.

## 11.2 Regulatory Framework

This section summarizes existing land use regulations that would apply to the Project site. Land use is regulated primarily at the local level.

### 11.2.1 General Plan – Land Use

The General Plan (City of San Mateo, 2010) describes the long-term goals and policies for development and provides the framework for all zoning and land use decisions within the City. The General Plan identifies a land use category for each parcel that includes specific permitted uses of the parcel.

In 2004, voters in San Mateo approved Measure P, an extension of Measure H, a 1991 amendment to the General Plan. These measures state that requests for height changes consistent with height ranges for specific land uses may be considered by the City Council only when accompanied by a request for a change in land use designation and subject to certain findings (City of San Mateo, 2004). The City Council may not amend the General Plan inconsistent with the purposes, intent, or operative provisions of these initiatives, including provisions reducing maximum height limits.

The land use designation for the San Mateo County Event Center is a "Major Institution/special facility." Allowed uses for this parcel are private and public institutional, educational, recreational, and community service uses that include the San Mateo County Hospital, San Mateo Event Center, Peninsula

Gold and Country Club, and the College of San Mateo (City of San Mateo, 2010). According to San Mateo General Plan Figure LU-4, the building height limit for the parcel is 45 feet. The land uses for the Project site and surrounding areas are shown in **Figure 11-1**.

### 11.2.2 General Plan Goals and Policies

The General Plan contains goals and policies and the land use framework described in Section 11.2.1 to help guide development within San Mateo. Goals and policies applicable to land use for the Project site and the proposed activities are cited below, in part or in whole.

**GOAL 1e:** Provide adequate transportation, utilities, cultural, educational, recreational, and public facilities, and ensure their availability to all members of the community.

**GOAL 1i:** Consider the effects of Climate Change on the City of San Mateo. Incorporate Sustainability into the City’s policies, work programs, and standard operations.

**LU 1.1: Planning Area Growth and Development to 2030.** Plan for land uses, population density, and land use intensity as shown on the Land Use, Height and Building Intensity, and City Image Plans for the entire planning area. Design the circulation system and infrastructure to provide capacity for the total development expected in 2030. Review projections annually and adjust infrastructure and circulation requirements as required if actual growth varies significantly from that projected.

### 11.2.3 Zoning

The City of San Mateo Zoning Ordinance, Title 27 of the Municipal Code (City of San Mateo, 2015), regulates certain items, such as building height and setback, to promote public health and safety, conserve property values, protect the character and stability of neighborhoods, reduce land use conflicts, and support other community goals. The Project site is currently zoned as Agriculture. This includes all uses commonly classified as agriculture, horticulture, or forestry, including crop and tree farming, and nursery operation; horse racetracks; public parks and recreation areas; golf courses; and public utility facilities (City of San Mateo, 2015; Title 27–Zoning).

Chapter 27.74 of the Zoning Ordinance describes the requirements for special use permits. The zoning code identifies permitted uses for each land use type in the City. In addition, the Zoning Ordinance recognizes that other uses may be necessary or desirable in a given district but may have influence upon neighboring uses or public facilities; these uses need to be carefully regulated with respect to location or operation for the protection of the community. Such uses are classified as “special uses.”

Chapter 27.06 of the Zoning Ordinance notes that “[e]very project which is fully or partially funded by the City and which is subject to Planning Commission review under 27.06.040” requires final approval by the City Council (City of San Mateo, 2015). These approvals include special use permits, SPAR, and site development permits.

### 11.2.4 City of San Mateo Development Permit

Chapter 23.40 of the Municipal Code was adopted in part to protect public and private lands from erosion, earth movement, and flooding; to preserve the natural scenic character of the City; and to maximize visually pleasant relationships with adjacent sites during development activities, including grading and removal of major vegetation. Depending on the quantity of grading, a site development permit is required for site development on private property and may also be used for review of public projects that require a planning application and public review.

## 11.3 Assessment Methods and Thresholds of Significance

Impacts on land use may occur if the proposed Project would result in the following:

- Physically divide an established community.
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable habitat conservation plan or natural community conservation plan.

## 11.4 Environmental Impacts

### ***Impact 11-1. Would the proposed Project include development that could physically divide an established community?***

The only new permanent aboveground structures associated with the proposed Project would be minor appurtenances, including access hatches, electrical building, and vents for treated air. The new diversion sewer pipelines would be underground in streets or designated City ROW. The holding structure portion of the proposed Project would be in the southeast corner of the parcel, which is currently a gravel parking/storage yard. Construction and operation of the holding structure would not substantially change the general nature of the Project site or the surrounding community and, therefore, would not divide an established community. Construction of diversion sewers in the roadways surrounding the parcel may require short-term road closures of up to several weeks, but the closures would not be permanent and, consequently, would not result in the division of an established community, and there would be no impacts.

### ***Impact 11-2. Would implementation of the proposed Project conflict with conflict with any land use plan, policy, or regulation including the City of San Mateo land use and zoning regulations?***

The land use designation for the Project site is “major institution/special facility” (City of San Mateo, 2015) and is zoned Agriculture (A) by the City of San Mateo. Under this zoning, “Public Utility Facilities” are identified as a permitted use. However, consistent with Final PEIR **Mitigation Measure 11-2, Obtain approval for a special use permit**, a Special Use Permit from the City’s Planning Department under City of San Mateo Ordinance 27.60.040(a)(2), will be obtained. Because a Special Use Permit would be acquired prior to the start of construction, and the zoning was not adopted for avoiding or mitigating an environmental effect, the proposed Project would not conflict with applicable land use plans, policies, or regulations and, thus, would result in a less-than-significant impact.

### ***Impact 11-3. Would implementation of the proposed Project conflict with habitat or natural conservation plans?***

As discussed in Chapter 5, Impact 5-6, the Project site is not located within the boundary of an adopted habitat conservation plan. Portions of western San Mateo are located within the Recovery Plan for Serpentine Soil Species of the San Francisco Bay Area (City of San Mateo, 2010). However, the proposed Project would not be located on serpentine soils (see Chapter 7) and, therefore, would not be in the recovery plan area. There would be no conflict with provisions of an adopted habitat conservation plan, natural community conservation plan, or other plan, and there would be no impacts.

## 11.5 Mitigation Measures

Implementation of the following mitigation measures from the Final PEIR would ensure that potential impacts on land use would remain at a less-than-significant level.

**Final PEIR Mitigation Measure 11-2, Obtain approval for a special use permit.**

The City of San Mateo Department of Public Works shall apply for a special use permit prior to approval of any project on a parcel where wastewater collection, pumping, or treatment facilities are not a regularly permitted use. Permit applications shall be reviewed and approved by the Planning Commission and City Council if all conditions are met.

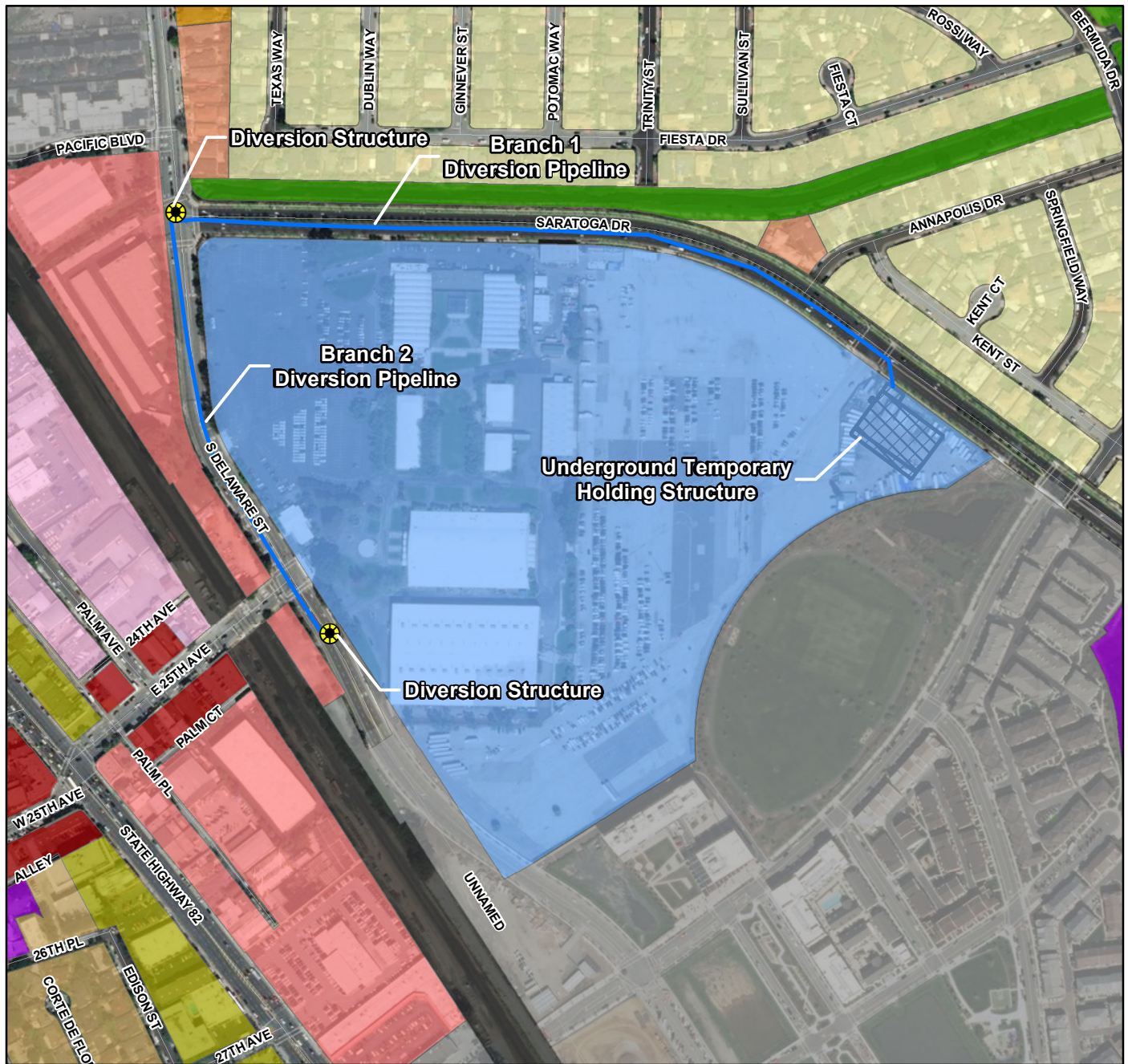
## 11.6 References

California Department of Conservation. 2015. Farmland Mapping and Monitoring Program website. <http://www.conservacion.ca.gov/DLRP/fmmp/Pages/Index.aspx>. Accessed October 16.

City of San Mateo. 2004. Measure P Ordinance. Available at <http://www.smartvoter.org/2004/11/02/ca/sm/meas/P/>. Results as of December 15.

\_\_\_\_\_. 2010. City of San Mateo General Plan – Vision 2030. Available at <https://www.cityofsanmateo.org/2021/2030-General-Plan>. Adopted October 18.

\_\_\_\_\_. 2015. *San Mateo City Charter and Municipal Code*. Available at <http://qcode.us/codes/sanmateo/>. Effective as of September 17.



VICINITY MAP

#### LEGEND

##### Land Use Designation

- Neighborhood Commercial
- Regional/Community Commercial
- Regional/Community Commercial/ High Density Multi-Family
- Service Commercial
- Executive Office
- Single Family
- Low Density Multi-Family
- Medium Density Multi-Family
- High Density Multi-Family
- Parks/ Open Space
- Major Institution/ Special Facility
- Transit-Oriented Development
- Transportation Corridor

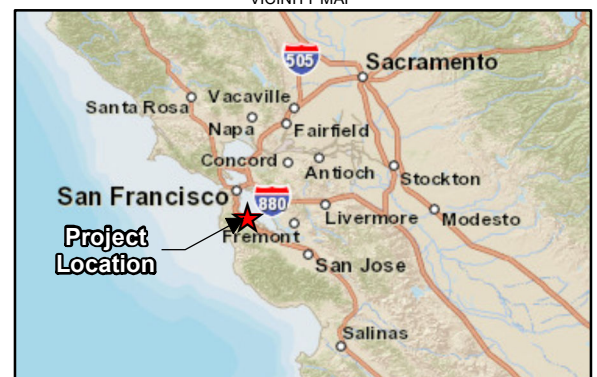
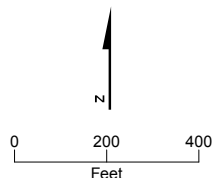
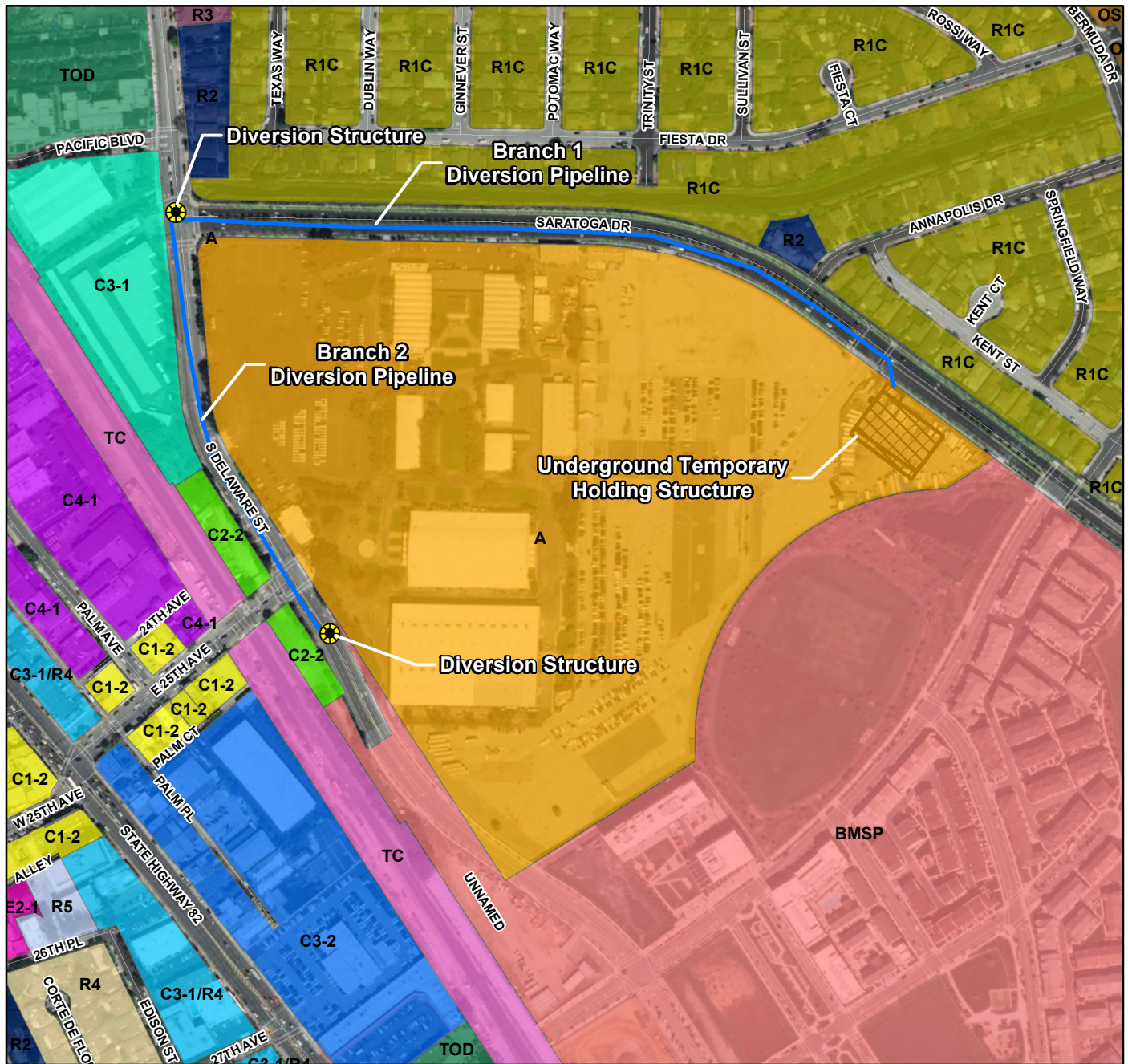


FIGURE 11-1

##### Land Use Designation

Underground Flow Equalization System,  
Environmental Impact Report  
City of San Mateo Clean Water Program

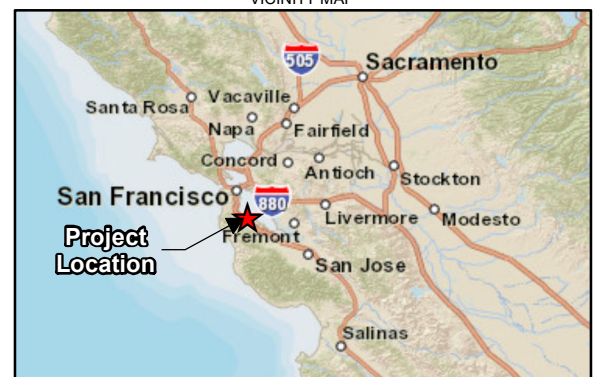
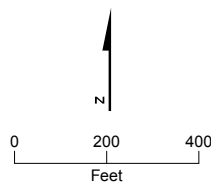




VICINITY MAP

#### LEGEND

- A, Agricultural
- BMS, Bay Meadows Specific Plan
- C1-2, Neighborhood Commercial - General Provisions
- C2-2, Regional/Community Commercial
- C3-1, Regional/Community Commercial
- C3-1/R4, Regional/Community Commercial - Multiple Family Dwellings (High Density)
- C3-2, Regional/Community Commercial
- C4-1, Service Commercial
- E2-1, Executive Office
- OS, Open Space
- R1C, One Family Dwelling "C"
- R2, Two Family Dwellings
- R3, Multiple Family Dwellings (Med. Density)
- R4, Multiple Family Dwellings (High Density)
- R5, Multiple Family Dwellings (High Density)
- TC, Transportation Corridor
- TOD, Transit Oriented Development



**FIGURE 11-2**  
**Zoning Designation**  
 Underground Flow Equalization System,  
 Environmental Impact Report  
 City of San Mateo Clean Water Program