

2 LAND USE ELEMENT

The purpose of the Land Use Element is to plan for and shape the future physical development of Hillsborough and to preserve and enhance the current quality of life, so that the Town can remain a low density residential community with a unique character. The Land Use Element is the central chapter of the General Plan.

As required by State law, this Land Use Element contains text and maps that designate the future use and reuse of land within the Town limits. The Land Use Element also includes standards of density and building intensity for the Town, which are also required by law.

The Land Use Element sets forth specific goals, policies and actions to guide land uses for Hillsborough. The General Plan Land Use Map, contained in this Element, graphically represents the Town's vision for the future development of the Town.

The Element is divided into five sections:

- ◆ **Background Land Use Information.** Provides background information on existing development and community character.
- ◆ **Land Use Designations.** Describes the characteristics and intensity of each land use designation, along with the Land Use Map depicting the location of each land use type.
- ◆ **Future Development Potential.** Discusses the extent and location of anticipated future growth in Hillsborough.
- ◆ **Background Community Services Information.** Describes the various community services and facilities that are necessary to maintain the community's high quality of life.
- ◆ **Goals, Policies and Actions.** Provides policy guidance for change as it occurs in the Town.

A. Background Land Use Information

The incorporated Town of Hillsborough has a long history extending for almost 100 years. One of the reasons that the founders of the Town originally decided to incorporate was to preserve the character of the community. This desire to preserve the character continues today.

The Town is unique in that it consists mainly of low density residential development, with a minimum lot size of ½ acre, with no commercial or industrial uses. The majority of the residents have shown interest over the years in maintaining a lower density residential community and preserving the low density residential character through preservation of large lots, open space and mature trees.

The only non-residential uses within the Town are public facilities, parks and open space land, private and public schools, the Burlingame Country Club and the Hillsborough Racquet Club.

While there is limited land available for additional housing and the possibility of slight change on the non-residential parcels, Hillsborough is mainly built-out. Therefore, an important issue related to community character is how new development fits into the existing fabric of the community and how established neighborhoods should evolve over time. The Town has an Architectural Design Review Board to review development proposals and ensure that they are appropriate for the Town. To provide stronger guidance and address community concerns regarding appropriate development for Hillsborough, the Town updated its Residential Design Guidelines in 2004 for use in the review of development proposals.

B. Land Use Designations

The following outlines the allowable land uses for each land use designation. Maximum density and intensity measures are also identified for each land use

type. Table LU-1 summarizes the acreage for each land use designation and Figure LU-1 maps the locations of the General Plan land use designations. The major non-residential uses in Hillsborough are also shown on Figure LU-1.

1. Residential (R)

The Residential designation allows for the development of single-family dwellings in a manner that is consistent with the existing character of the community. Additional uses that may be allowed include home businesses, second units, family day care homes and other compatible uses identified in the Hillsborough Municipal Code. The maximum allowed density is one single-family dwelling per ½ acre. For subdivisions resulting in five or more units, a conceptual plan shall be prepared.

2. Public Facilities and Services (PFS)

The Public Facilities and Services designation allows for the development and operation of services and facilities that are necessary to meet the community's needs, while maintaining the character of the community. Allowable uses include public schools, Town Hall, fire and police facilities, other governmental facilities, parks and other recreational facilities.

The maximum allowed intensity for the existing land currently designated Public Facilities and Services designation is 15 percent above the floor area ratio intensity in existence as of adoption of this General Plan. This allowed increase acknowledges that there may be the need for changes to existing public facilities in the future in order to maintain the high level of public service that Hillsborough residents expect. However, prior to approving an increase in the intensity of development, a study will be completed by the Town to ensure that the increase is kept to the minimum necessary to allow for the continued provision of service. The public will be involved in the planning process to ensure that expansion and change occurs in a manner that is compatible with the character of the Town, while allowing for the continued operation and provision of public services.

TOWN OF HILLSBOROUGH
GENERAL PLAN
LAND USE ELEMENT

Figure LU-1: General Plan Land Use

TABLE LU-1 **SUMMARY OF DESIGNATED LAND USES**

Land Use Designation	Acreage in Town Limits
Residential	2,961
Public Facilities and Services	55
Private Schools	43
Open Space and Conservation	264
Private Recreational	113
Roadways and Other Right of Way	492

For non-public facility properties that are acquired or donated to the Town or other public service provider, such as residential homes or vacant land for parks, a special study will be prepared with public input to determine the appropriate intensity of development.

Smaller, Town-owned parcels of land designated for Public Facilities and Services that contain water and sewer delivery and collection system uses or infrastructure, such as streets and power lines, are not subject to the maximum intensity of use limitations. This is to allow for adequate equipment and facilities to be installed on small, infill sites where needed to provide service to the immediate vicinity.

The Town has not identified a maximum intensity for public schools since the Town does not have direct control over the planning and development of public school property. The Town will continue to coordinate with the Hillsborough City School District.

3. Private Schools (PS)

The Private Schools designation includes private school facilities within Hillsborough. Allowable development and uses associated with private school

operation are determined by City Council review and approval. In addition to activities directly related to the operation of a private school, residential dwellings for school employees may be allowed.

Each private school is required to receive a permit from the Town. The permit will specify the allowable intensity and density of activity for each facility, not to exceed the following maximum intensities and densities. The maximum intensity for private schools is based on the number of students per acre, as shown in Table LU-2. Residential dwellings for school employees may be allowed to up to a maximum density of one unit per five acres of school property and may be clustered. The Town will require study of any proposal from a private school for expansion or change of its permit to allow the City Council to review and modify, if necessary, the proposal. The Town will not necessarily allow a private school to develop to the maximum allowed intensity or density; instead, the Town will review applications for private school development on a case-by-case basis.

4. Open Space and Conservation (OSC)

The Open Space and Conservation designation is used to preserve environmentally sensitive areas and maintain a high quality of light, air and scenic beauty in the community. Allowable uses include unimproved open space and public facilities. Since the Town does not want to encourage large amounts of new development within these areas, any increases in intensity of use, either resulting from the construction of facilities or allowing increased public use, will need to be approved on a case-by-case basis, with adequate public review. New construction should be limited to that necessary for continued maintenance and low intensity public enjoyment of the designated areas.

TABLE LU-2 **MAXIMUM ALLOWED INTENSITY FOR PRIVATE SCHOOLS**

Minimum Acreage*	Maximum Number of Students Enrolled**
Under 7.0 acres	***
7.0 to 7.99 acres	200 students
8.0 to 8.99 acres	250 students
9.0 to 9.99 acres	300 students
10.0 to 10.99 acres	350 students
11.0 or more acres	400 students

* The Town's Municipal Code provides more detail on how to calculate the acreage of a school site.

** Private schools are not automatically entitled to the maximum enrollment stated in this table. The use permit process will be used to determine the appropriate limit for a specific school on a case-by-case basis.

*** Private schools will only be allowed on parcels smaller than 7 acres if they occupy land and/or buildings owned and used by the HCSD. The maximum number of students will be determined through the use permit process.

5. Private Recreational (PR)

The Private Recreational designation includes recreational facilities within Hillsborough that are operated for private use. The two existing facilities, the Burlingame Country Club and the Hillsborough Racquet Club, were both formed before the Residential District Ordinance was adopted. Allowed uses include the country club, with associated social and commercial uses, and the racquet club. In addition to activities directly related to the operation of the country club, residential dwellings for club employees may be allowed.

Since the Burlingame Country Club contains a large amount of open land that can serve to provide buffers between country club activities and neighboring residential uses, the maximum floor area ratio intensity of development for the country club is 15 percent above the intensity in existence as of adoption of this General Plan. Residential dwellings for country club em-

employees are also allowed up to a maximum density of one unit per 10 acres of country club property, and may be clustered. The Town will require study of any proposal from the Burlingame Country Club for expansion to allow the City Council to review and modify, if necessary, the proposal. Development to the maximum allowed intensity or density may not necessarily be allowed; instead, the Town will review any proposed expansion on its merits.

Since the Hillsborough Racquet Club is located on a smaller lot, with little buffer between neighboring residences, the Town has determined that the Racquet Club is already developed at the maximum allowed intensity and no expansion of the facility is allowed.

C. Future Development Potential

This section discusses the future development potential in Hillsborough as allowed under this General Plan.

1. Residential

Future development in Hillsborough is limited since the Town is for the most part built out. Based on past development trends and an analysis of available sites for new development and policies contained in the 2002 Housing Element, it appears that there is the potential for about 164 new homes to be constructed in Hillsborough. The major development opportunities are the two remaining large estate properties, consisting of the 49-acre Regan Property and the 47-acre De Guigne Property. The Town recognizes that neither of the property owners is planning to subdivide either estate in the near future; however, in the event that they do decide to subdivide, the Town estimates that the two estates would accommodate about 20 new lots total, plus any additional units resulting from a density bonus for the provision of affordable units as allowed by the policies contained in the Housing Element. The low number of anticipated units is due to the environmental constraints found on each property, such as creeks, steep slopes and limited access.

The other residential development possibilities in the Town include smaller subdividable areas; several properties that have been subdivided and are under construction or waiting for individuals to purchase lots, such as the Stonebridge Subdivision; and a few remaining vacant parcels within developed areas. The Housing Element estimated that there was a potential for about 98 residential units on these lots.

Implementation of the General Plan policies may also result in the construction of homes on non-residential properties, additional second units and increases in density due to density bonuses. If the maximum number of anticipated employee housing units are constructed on the non-residential private school and country club properties, there will be an additional 15 units. Based on past development trends and the number of new homes that may be developed, there is the potential for 25 additional second units. Finally, the Housing Element assumes that there is the potential for six additional units resulting from density bonuses. Table LU-3 summarizes the potential for total future residential growth in the community if the Town is ever completely built-out.

The last major source of new residential development is tear-down and rebuilding on lots with existing homes. This type of development does not net any new units for the Town.

To ensure that larger subdivisions occur in a manner that enhances community character, a conceptual plan is required as a condition for any development project resulting in five or more units. The information that the conceptual plans should address is outlined in more detail in the Goals, Policies and Actions section below.

TABLE LU-3 **POTENTIAL FOR FUTURE RESIDENTIAL DEVELOPMENT**

Source of Development	Maximum # of Units
Scattered Vacant Sites and Smaller Subdividable Parcels	98
Subdividable Estates	20
Residential Units on Non-residential Land	15
Second Units	25
Density Bonus Increases	6
Total	164

2. Non-residential

The Town does not anticipate a large increase in non-residential development. However, as discussed under the Section B of this Element, land designated for public facilities and services may expand by a maximum of 15 percent in floor area ratio from the levels that existed when this General Plan was adopted. A similar maximum potential increase is allowed for the Burlingame Country Club within the Private Recreational land use designation. As also discussed under Section B of this Element, the maximum expansion of facilities in areas designated as Private School will be based solely on a student count per acreage formula.

D. Background Community Services Information

Hillsborough is dependent on a range of public facilities and services to create a high quality of life. The following provides information about the various service providers working within the Town.

1. Schools

The Town offers both high quality public and private educational opportunities for students.

a. Public Schools

The Hillsborough City School District provides the public elementary and middle school education for the community. There are three elementary schools within the district, North School, South School and West School, as well as Crocker Middle School. The capacity and enrollment records for Spring 2004 are shown in Table LU-4. The District maintains a lower number of students per classroom ratio than required by State law.

Hillsborough's public schools are recognized for the excellent education they provide, with all schools having been cited as California Distinguished Schools and South School, West School and Crocker Middle School having received recognition as National Blue Ribbon Schools.

The School District is in the process of creating a Master Plan for facility improvements. It has bond money for improvements and is planning a 12-year improvement process, beginning in 2004, to address safety and ADA issues, as well as adding additional classrooms and other new buildings on the existing sites to enhance the educational program, improve facilities and improve traffic circulation.

Students continuing on to public high school transfer to the San Mateo Union High School District and attend one of the local public high schools, which include San Mateo, Aragon, Mills and Burlingame High Schools. The Hillsborough City School District estimates that about half of the students graduating from Crocker Middle School in 2004 will attend a public high school, with the rest attending private schools.

b. Private Schools

There are three private schools in Hillsborough: the Bridge School, Crystal Springs Uplands School and The Nueva School.

TABLE LU-4 **HCSD CAPACITY AND ENROLLMENT**

School	Capacity	Enrollment
North School	360 students	303 students
South School	270 students	253 students
West School	380 students	341 students
Crocker Middle School	535 students	468 students

Note: Enrollment was provided by HCSD in April 2004, but can vary slightly.

The Bridge School is located on the North School property and provides a supportive environment for students with severe speech and physical disabilities, with the goal of eventually returning the students to their home school districts. The School serves 14 kindergarten through 8th grade students.

Crystal Springs Uplands School is located on 10 acres in the southern portion of Hillsborough off of Uplands Drive. The school provides college preparatory education for sixth through 12th grades and as of 2004 has a student body of 350.

The third private school, The Nueva School, is located on 34 acres along Skyline Boulevard. It provides pre-kindergarten through 8th grade education for gifted and talented students. A Master Plan was approved for the School in 1997, allowing for a gradual increase in students to a maximum of 400 and for improvements to the school grounds.

In the past there have been concerns in the community about proposed expansions of private school facilities. The Town's Zoning Ordinance includes requirements to allow for review of proposed changes to private school property and operation. The Town will ensure that the Hillsborough City School District, as well as Hillsborough residents, has the opportunity to comment on proposed private school changes.

2. Fire

The Hillsborough Fire Department merged with the City of Burlingame Fire Department to form the Central County Fire Department. The final joint powers agreement was signed on April 20, 2004 after a six month trial period. During this period, one of the Hillsborough fire stations, Station #31 at Town Hall, was closed to enhance emergency services and reduce overlap of service areas. The stations that provide primary fire protection to Hillsborough are identified in Table LU-5. In addition, Station #35 in Burlingame and #25 in San Mateo provide additional coverage for northern Hillsborough and the Tobin Clark area, respectively.

To ensure that there is adequate fire protection throughout San Mateo County, fire departments in the County cooperate on a county-level planning approach. The county fire protection system, which includes Hillsborough, is designed to provide an adequate level of service for urban areas with a minimum of 39 stations. There are currently 56 staffed stations in the County. Hillsborough is a participant in a County automatic aid agreement, which uses the County's mapping program to identify the closest station to a call for primary response. If the closest station is unable to respond, the system passes the call to the next closest station.

A County Joint Powers Authority oversees the Advanced Life Support (ALS) program (paramedic program) and sets response standards for both the fire service agencies, which provide a highly trained paramedic as the first responder to a call, and American Medical Response (AMR) which provides the ambulance transportation. The County's identified goal is for the fire service to respond to all calls within 6 minutes and 59 seconds; the response time limit varies for AMR from 8 minutes and 59 seconds to 12 minutes and 59 seconds, depending on the call location within the County. The Central County Fire Department's goal is to respond to all calls in less than five minutes, and has been averaging a response time between 4 minutes and 30 seconds and 4 minutes and 40 seconds. The fire service agencies and AMR must meet their response time in 90 percent of all medical calls to be in compliance

TABLE LU-5 PRIMARY FIRE STATIONS

Station Number	Minimum Staffing	Equipment
Hillsborough Station #32 (330 Ascot Road.)	1 captain 1 fire fighter 1 paramedic	Engine Reserve Engine
Hillsborough Station #33 (835 Chateau Drive)	1 captain 1 fire fighter 1 paramedic	Engine
Burlingame Station #34 - covers area previously served by Station #31 (on California Drive)	Per Vehicle: 1 captain 1-2 fire fighters 1 paramedic	Engine Truck

with the County Agreement. The County has met this goal between 97 percent and 98 percent of the time for the past five years. Both Central County Fire Department and AMR are fined if they do not respond to a call within the specified goal time, even if those cases where, due to distance or access, it is physically impossible to arrive within the allotted time.

3. Police

Police service in Hillsborough is provided by the Hillsborough Police Department, which employs 37 officers. The 2004 ratio of officers per thousand residents in Hillsborough is 3.4.

The Police Department maintains a close relationship with neighboring police departments, the FBI, Secret Service, other governmental law enforcement agencies and corporate security officers. The Department has a Memorandum of Understanding with the Hillsborough Police Officer's Association to maintain a minimum of three officers on the streets at all times. The Department also has a SWAT team that is a part of a larger regional team with Burlingame, San Mateo and South San Francisco.

The Department prides itself on its proactive approach to community safety. It continues to allocate budget and grant funds to acquire new technology. The Department believes crime prevention is the best way to reduce crime, and Hillsborough currently has the lowest crime rate in the Bay Area. The police staff offers in-home Crime Prevention and Community Awareness Programs free of charge to groups of residents. When requested, the police will also inspect private homes for proper locks, alarms and lighting and lend residents an engraving pen to mark valuables.

Primary police-related concerns in the Town include traffic accidents, some criminal activity and noise. The Department has an aggressive traffic enforcement program with officers on motorcycles and responds to about seven to eight motor vehicle accidents per month. Residents are typically responsive to helping alleviate congestion on the narrow streets and around the schools during the school year. Criminal activity in Hillsborough consists mainly of domestic disagreements, petty theft and vandalism, and a recent rise in identity theft. Noise complaints generally involve construction, teenage parties or toy ordinance violations involving skateboarding or rollerblading.

4. Government Facilities

Hillsborough's main facilities include Town Hall, located on Floribunda Avenue; the Corporation Yard, located on La Honda Road; the fire stations; the Gate House; open space areas; and water distribution and storage facilities. The Gate House and open space areas are addressed in the Open Space and Conservation Element.

Town Hall contains the main governmental offices, including the Council Chambers, Police Station and Fire Administration. Fire Station #31 operated out of the Town Hall complex, but was closed as part of the fire department merger. Adjacent to Town Hall is a small Town-owned parcel with an unimproved parking lot. The Town also owns a single-family home located to the west of Town Hall. The Town has rented the house as a source of investment income.

The Corporation Yard is the operations center for the Town's Public Works Department. The Yard is located at the end of a small residential street in the middle of the Town. While it has been in existence for 60 years, there have been recent complaints from neighbors with regard to noise and visual impacts generated by the Corporation Yard. The Town has attempted to address the neighbors' concerns, but there is still a desire by some community members to relocate the Yard outside the Town. Additional analysis will be completed to determine whether relocating the Corporation Yard is feasible and appropriate and if not, what additional steps can be taken to minimize impacts to residents.

5. Library

While there are no library branches in Hillsborough, the Town pays the Cities of San Mateo and Burlingame monthly for library services. Burlingame and San Mateo are members of the Peninsula Library System. Therefore, residents are able to borrow materials from the any of the System's member library branches. Hillsborough residents mainly use the neighboring libraries in San Mateo and Burlingame. The Town will continue to explore additional alternative options for providing library service to its residents to ensure high quality service in a cost effective manner.

6. Water and Sewer

The Town provides water and sewer service to its residents. The Town receives its water supply from the San Francisco Public Utilities Commission, as discussed in more detail in the Open Space and Conservation Element. The Hillsborough water system includes a system of piping, 17 pumping facilities and 19 water storage tanks, with a total storage capacity of 8.7 million gallons. The Town also collects wastewater and transports the Town's sewage for treatment at the Cities of Burlingame and San Mateo sewer treatment facilities.

The Town is in the process of improving both the water and sewer systems. The water improvement projects include replacing water storage tanks, pump stations, fire hydrants and main distribution lines, while most of the sewer

improvement projects will be main line replacements or rehabilitation. The Town is also going to be starting the first phase of an inflow and infiltration study to identify cross connections in the system and defects in the system that allow rainwater or groundwater into the sewer pipes. This study phase will result in more main line replacement or rehabilitation in an attempt to minimize the Town's flow to the treatment plant.

7. Stormwater

The Town uses a stormwater collection system, in conjunction with the natural creek drainage system, to manage run-off. As discussed in more detail in the Conservation and Open Space Element, the Town has policies to reduce potential pollution associated with run-off and preserve the water quality of the creeks and the watershed as a whole.

8. Solid Waste/Recycling

Hillsborough contracts for waste and recycling collection and handling. California law requires cities to divert a minimum of 50 percent of their waste to recycling instead of landfills. Hillsborough has received recycling awards and is one of the few communities to exceed the State requirement, in part due to the inclusion of construction debris recycling. All project applicants for demolition and building permits in Hillsborough are required to submit a Waste Reduction Plan that indicates how much demolition and construction debris will be involved and where it will be transported, as well as a final summary showing that the debris was taken to appropriate facilities. The Town also encourages significant salvage efforts to be made before complete demolition takes place.

9. Other Service Providers

Cable TV and broadband services are available to residents through Comcast. Local landline phone service and DSL connections are provided by SBC Communications, while gas and electricity is provided to Hillsborough by Pacific Gas and Electric. Several companies have also installed mobile phone signal towers throughout the Town to provide reception to local customers.

E. Goals, Policies and Actions

Goal LU-1	Provide for the preservation and enhancement of the Town's unique residential character.
------------------	-------------------------------------------------------------------------------------------------

Policy LU-1.1: Maintain the character of the Town's neighborhoods.

Policy LU-1.2: Promote property and landscape improvements and maintenance.

Policy LU-1.3: Support the work of organizations to preserve and enhance the visual character of Hillsborough.

Policy LU-1.4: Ensure that lighting on private and public property is designed to avoid illuminating adjacent properties and public right-of-ways and does not contribute to an overall increase in the ambient lighting level of the community.

Policy LU-1.5: Review Town regulations, including the Municipal Code and Residential Design Guidelines, on a regular basis to ensure that development within the Town occurs in a manner compatible with the Town's character.

Action LU-1.1: The Architecture and Design Review Board will apply the Hillsborough Residential Design Guidelines when reviewing new construction and significant remodeling. The goals of the Guidelines include:

- ◆ Reinforcing Hillsborough's image
- ◆ Facilitating contemporary life
- ◆ Encouraging town-wide diversity
- ◆ Fostering creativity

Action LU-1.2: The Town will enforce its Residential Landscaping requirements to maintain the attractive visual character of Hillsborough, as well as to promote water conservation.

Action LU-1.3: The Town will enforce its Nuisance Ordinance, which allows for the clean-up of overgrown properties that pose a safety hazard or create a visual nuisance inconsistent with the character of Hillsborough.

Goal LU-2	Provide for orderly development in a manner compatible with the existing character of Hillsborough.
------------------	------------------------------------------------------------------------------------------------------------

Policy LU-2.1: Ensure that regulations, requirements and processing procedures are clear, precise and reflect Town policy.

Policy LU-2.2: Continue to review new development proposals to ensure that they do not overwhelm their sites or their neighborhood.

Policy LU-2.3: Continue to minimize land use conflicts within the Town where possible.

Policy LU-2.4: Ensure that construction projects are completed in a timely manner with minimal impact on surrounding residences, including minimizing the visual impacts related to the on-site location of sanitary facilities, construction materials and debris, and recycling materials.

Policy LU-2.5: Continue to require conceptual plans before applications for subdivisions of five lots or greater are submitted to the City Council. The Town's requirements for conceptual plans will be updated to require that during the preparation of a conceptual plan, special attention will be given to opportunities for:

- ◆ New recreational facilities, such as parks and trails
- ◆ Preservation of sensitive habitat areas in open space
- ◆ Multiple access points to the project to minimize the impacts

Policy LU-2.6: Provide information about, and work with residents, private organizations, architects, builders and contractors, to encourage public and private development within the Town to use green building methods and practices as outlined in the San Mateo Countywide Sustainable Buildings Guide, or another similar green building program.

Action LU-2.1: The Town will enforce the Qualified Superintendent on Construction Site and Construction Completion Ordinances to ensure the timely completion of construction projects. The Qualified Superintendent on Construction Site Ordinance requires that a qualified superintendent be present at all times on construction sites to serve as a contact for residents and Town staff. The Construction Completion Ordinance sets reasonable time limits for project completion and penalties for projects that exceed the allowed time limits. The Town will monitor construction projects to ensure compliance with the requirements of the ordinances.

Action LU-2.2: The Town will explore methods to clarify for the public the Town's various development review and construction processes. Methods may include:

- ◆ Assigning a single staff point of contact for individual projects who will be responsible for researching and answering all public questions regarding an individual project.
- ◆ Creating a brochure that outlines the process for common planning processes and provides contact names and numbers for the various stages of review.
- ◆ Adding information on the Town's website with contact information for larger projects.

Goal LU-3	Allow for the operation of facilities and schools, while minimizing potential conflicts with residential uses.
------------------	-----------------------------------------------------------------------------------------------------------------------

Policy LU-3.1: Ensure that Town-owned public facilities are designed and operated in a manner that allows for the provision of high quality, cost effective public service, but also take into consideration surrounding residential land uses.

Policy LU-3.2: Review private school development and use proposals taking into account impacts of proposed school activities on adjacent residents, while recognizing the importance of the private schools to the community.

Policy LU-3.3: Continue to work with the Hillsborough City School District to ensure that District continues to offer high quality educational services to the community while minimizing school-related impacts on the community.

Action LU-3.1: The Town will provide for public review and involvement prior to approval of any proposed change to the conditions of a private school permit.

Action LU-3.2: The Town will provide notice to the Hillsborough City School District when a private school proposes new development or a change to operations so that the District may comment on the proposal.

Goal LU-4	Continue to provide high quality public services and recreational opportunities to maintain the character and quality of life in the Town.
------------------	---------------------------------------------------------------------------------------------------------------------------------------------------

Policy LU-4.1: Continue to provide a high level of police service to meet the specialized needs of Hillsborough.

Policy LU-4.2: Coordinate with the Central County Fire Department or successor entity to provide excellent fire protection for the Town.

Policy LU-4.3: Continue to support the work of the public school boards to provide high quality educational opportunities to Hillsborough residents.

Policy LU-4.4: Continue to provide library service to meet community needs in a cost effective manner.

Policy LU-4.5: Work with the San Francisco Public Utilities Commission and the cities of Burlingame and San Mateo to provide quality water and sewer service to Hillsborough.

Policy LU-4.6: Continue to maximize the efficiency of water use throughout the Town.

Policy LU-4.7: Provide quality parks and open spaces that will consider the community's need for play areas, trails and pathways, and recreational facilities.

- Policy LU-4.8: Work closely with providers of energy, communications and solid waste disposal in determining and meeting the needs of the community for energy, communications and solid waste disposal.
- Policy LU-4.9: Continue to promote energy conservation and recycling by the public and private sectors to reduce overall energy use and maintain at least a 50 percent diversion of solid waste from the landfill.
- Action LU-4.1: The Town will continue to utilize its budget planning process to ensure that Town-provided services are maintained at a level that meets the community's needs.
- Action LU-4.2: The Town, in cooperation with the Hillsborough City School District and San Mateo Union High School District, will continue to collect in-lieu fees, as allowed by State law, from new development for the construction of school facilities.
- Action LU-4.3: The Town will support the Hillsborough City School District in the preparation and implementation of its Facilities Master Plan.
- Action LU-4.4: The Public Works Department will continue to monitor water and sewer distribution and collection lines to determine those needing repair and provide needed repair, as feasible. Sewer lines affecting natural drainage and creeks should receive first priority for maintenance.

Action LU-4.5: The Town will continue to implement the Recycling of Construction and Demolition Ordinance to minimize the amount of construction debris disposed of in the landfill.

Action LU-4.6: The Town will continue to contract for the collection of household recycling from each home on a regular basis. When renewing or amending the contract, consideration will be given to the need to meet the State's 50 percent diversion requirements for solid waste, the ease of pick-up, hours of collection, visual design of recycling containers, location where containers are collected for pick-up and overall cost for recycling collection.

Action LU-4.7: For Town contracted services, the Town will utilize the contract negotiation process to ensure that the specific needs of the community for various services, such as telecommunications, library and refuse collection, will be met by the selected service provided.

Goal LU-5	Ensure that adequate review is completed prior to selling Town-owned property or purchasing or accepting dedications of land or facilities for residents' benefit or use.
------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Policy LU-5.1: Review any proposed dedication to the Town of new recreational or other facilities to ensure that the dedication will provide benefits to the community and not create substantial burdens for Hillsborough.

Policy LU-5.2: Include public involvement as part of the analysis of and planning for proposed dedication of land or facilities to the Town, and the purchase or sale of Town-owned property.

Policy LU-5.3: Ensure adequate review is completed as to the future need for Town-owned property prior to selling for private use.

Policy LU-5.4: Balance the potential for immediate income resulting from the sale of Town-owned property with the need to retain property for future public facilities and services.

TOWN OF HILLSBOROUGH
GENERAL PLAN
LAND USE ELEMENT

This page left intentionally blank.