Community members explore topics of interest and share their input with the City. Community interests, ideas, questions and concerns help to inform City actions moving forward.

**Creating Community Together**

**Conversation #2 | May 4, 2019**
Community members share their ideas and input directly with the developer, Universal Paragon Corporation (UPC).

**Developer-Sponsored Community Engagement**
First session: June 30, 2019
Community members share their ideas and input directly with the developer, Universal Paragon Corporation (UPC).

**Developer-Prepared Technical Studies**
UPC and its consultants study key issues such as soils, traffic, water use, etc., ahead of additional planning efforts.

**Remedial Action Plan (RAP)**
City and public review UPC's plan to address site remediation. Must be approved by:
- Regional Water Control Board
- Department of Toxic Substances Control

**Landfill Closure Plan (LC)**
City and public review UPC's plans for closure of the landfill and necessary clean-up efforts. Must be approved by:
- Regional Water Control Board
- San Mateo County Health System

**Developer Submits Specific Plan and Development Agreement**
UPC submits a draft Specific Plan (SP), Development Agreement (DA) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.

**Environmental Review & Public Comment Process**
City Review and Public Comment
City prepares a draft Environmental Impact Report (EIR); community comments on draft EIR, Specific Plan and Development Agreement.

**Planning Commission Hearings**
The Planning Commission reviews the Specific Plan and Development Agreement, sending their recommendations to the City Council. Community members share additional feedback before the Planning Commission.

**City Council Review**
City Council holds public hearings on the final EIR, Specific Plan, and Development Agreement. Council can approve, deny, or recommend revisions to the final plans.