

June 14, 2022

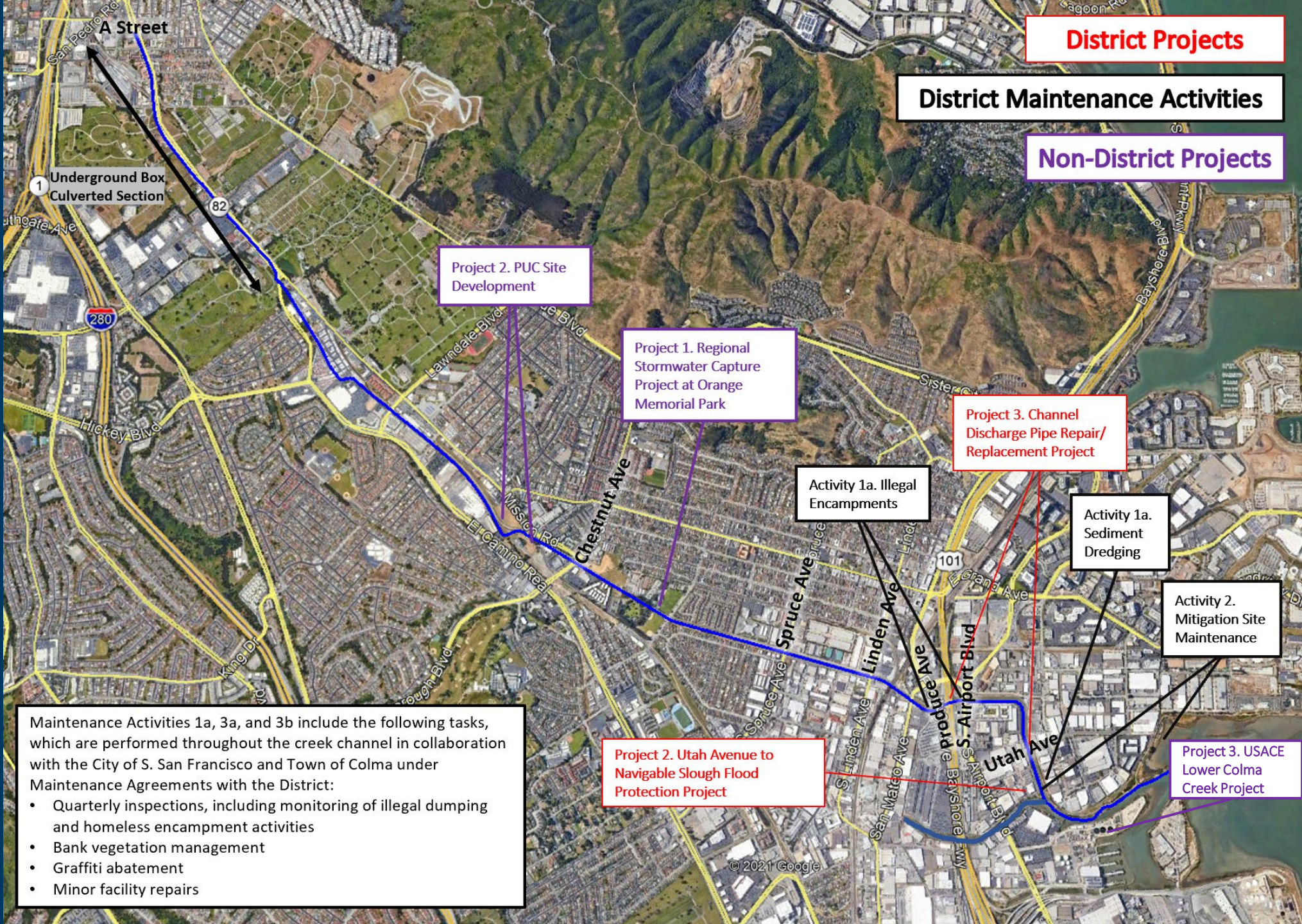
Colma Creek Citizens Advisory Committee Meeting

AGENDA

- I. Roll Call**
- II. Public Comment**
- III. Action to set the Agenda and approve the Consent Agenda**
 - A. Adopt Resolution 2021-06-14 to continue conducting meetings of the Board of Directors remotely due to public health concerns caused by the COVID-19 pandemic**
 - B. Approve minutes of the March 8, 2022, meeting**
- IV. Update on Colma Creek Flood Zone Projects and Maintenance Activities, including the proposed FY 2022-2023 Budget**
- V. City of South San Francisco Presentation on General Plan Update**
- VI. Orange Memorial Park Stormwater Capture Project Completion**
- VII. Adjournment**

Agenda Item 4

Update on Colma Creek Flood Zone Projects and Maintenance Activities



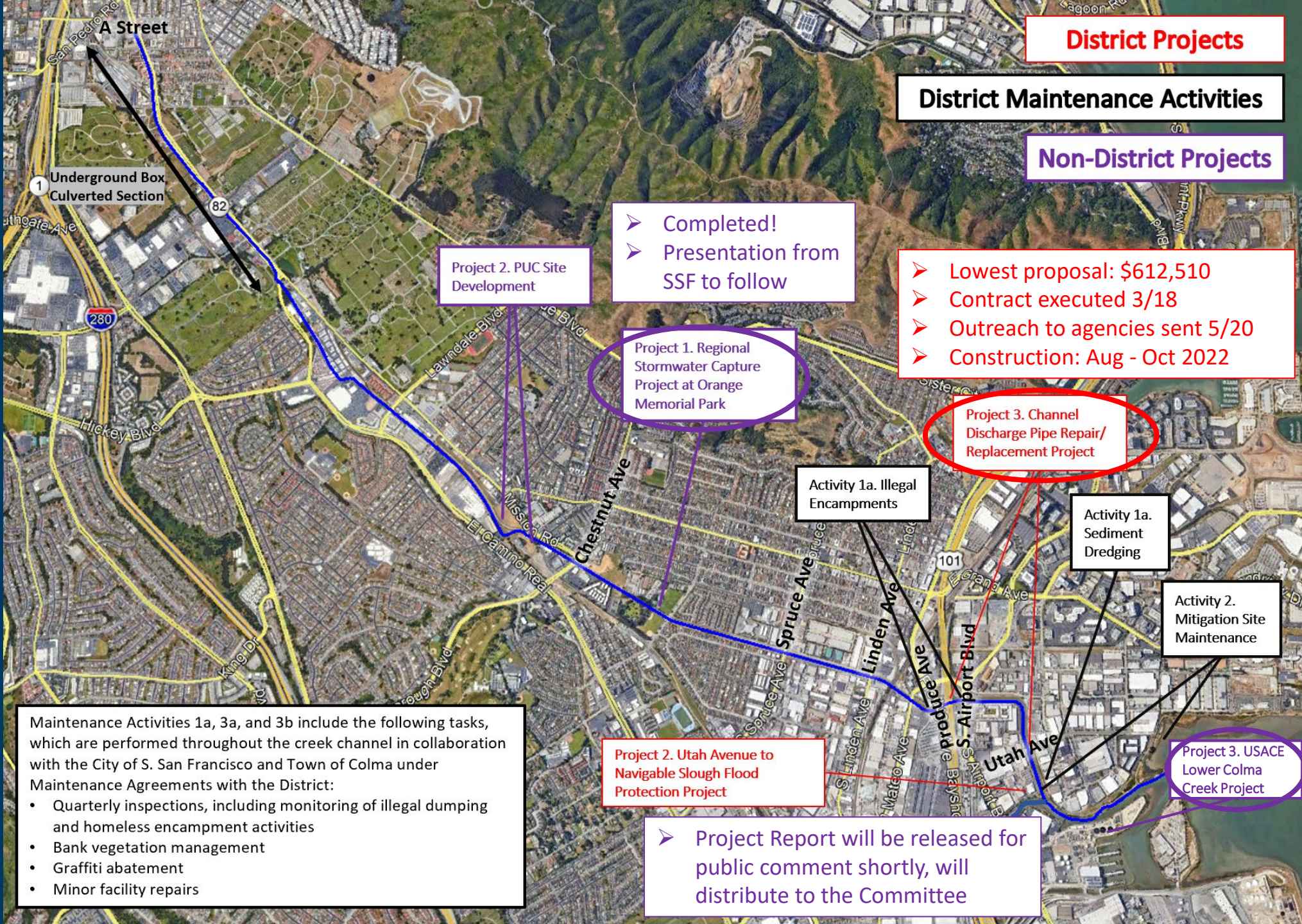
Maintenance Activities 1a, 3a, and 3b include the following tasks, which are performed throughout the creek channel in collaboration with the City of S. San Francisco and Town of Colma under Maintenance Agreements with the District:

- Quarterly inspections, including monitoring of illegal dumping and homeless encampment activities
- Bank vegetation management
- Graffiti abatement
- Minor facility repairs

Appendix A
Map of Colma Creek Flood Zone Projects and Maintenance Activities

Agenda Item 4

Update on Colma Creek Flood Zone Projects and Maintenance Activities



District Projects

District Maintenance Activities

Non-District Projects

➤ Completed!
➤ Presentation from SSF to follow

➤ Lowest proposal: \$612,510
➤ Contract executed 3/18
➤ Outreach to agencies sent 5/20
➤ Construction: Aug - Oct 2022

Project 3. Channel Discharge Pipe Repair/Replacement Project

Activity 1a. Illegal Encampments

Activity 1a. Sediment Dredging

Activity 2. Mitigation Site Maintenance

Project 2. Utah Avenue to Navigable Slough Flood Protection Project

Project 3. USACE Lower Colma Creek Project

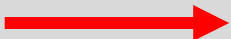


➤ Project Report will be released for public comment shortly, will distribute to the Committee

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- Quarterly inspections, including monitoring of illegal dumping and homeless encampment activities
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Appendix A
Map of Colma Creek Flood Zone Projects and Maintenance Activities

Agenda Item 4: Fiscal Year 2022 – 2023 Proposed Budget

	Approved FY21-22	Estimated FY21-22 Year-End	Proposed FY22-23
Revenue	\$3,539,764	 \$4,564,088	\$4,287,533
Expenses	\$4,332,973	 \$4,338,515	 \$3,503,860
Year End Balance (reserves)	\$28,835,455	\$30,354,543	\$31,138,216

Agenda Item 4: Fiscal Year 2022 – 2023 Proposed Budget

Budget Item	Colma Creek
REVENUE	
Taxes (Secured Property)	4,167,095
Rent and interest income	25,131
Inter-governmental revenue	95,307
Total Revenue	4,287,533
EXPENSES	
General administration of Flood Zones	165,860
Maintenance planning, design & construction	1,832,000
Capital Projects planning & design & construction	0
Debt service on a bond	1,499,125
General Liability Insurance	6,875
Total Expenses	3,503,860
Total Revenue minus Total Expenses	783,673
Reserves from prior fiscal year	30,354,543
Estimated Reserves at end of FY2022-23	31,138,216



Agenda Item 5

City of South San Francisco Presentation on General Plan Update

SOUTH
SAN FRANCISCO
THE INDUSTRIAL CITY

SSF General Plan Update

Colma Creek CAC | June 14, 2022



SHAPE SOUTH SAN FRANCISCO
2040 GENERAL PLAN

PLAN UPDATES



General Plan Update

- Sets the 20-year vision for the city
- Address current and future challenges, building on community assets
- Provides policy direction for future decision-making across 12 chapters
- Establishes pattern of future development in the city (where, what kind, and how much)
- Review period closed on 5/31

Climate Action Plan Update

- Acts as the City’s greenhouse gas reduction program
- Inventories current emissions
- Estimates future emissions
- Establishes greenhouse gas reduction measures
- Assesses the effectiveness of greenhouse gas reduction measures at meeting State targets
- Review period closed on 5/31

Zoning Code Update

- Establishes development standards and process
- Out for public review

Environmental Impact Report

- Evaluates and discloses the potential impact of plan buildout
- Release date anticipated in June

UPCOMING MEETING SCHEDULE / PROCESS



June 2022

Public Release of Zoning Code and EIR
Community engagement of Zoning Code and EIR

Fall 2022

Public Release of Adoption Draft General Plan,
Climate Action Plan, Zoning Code, and EIR
Adoption Hearings Begin

Close comment periods on Zoning Code and EIR
Prepare final General Plan, Climate Action Plan,
Zoning Code, and EIR

July 2022

GENERAL PLAN PROCESS



Existing Conditions (Summer, 2019):

In this initial phase of the planning process, the General Plan Update team assessed the current conditions and policies of South San Francisco to gain a greater understanding of the city's key issues, community assets, and future opportunities and trends.



Downtown Vision Concept (Photo from Downtown Station Area Specific Plan, Dyett and Bhatia)

Listening and Visioning (Spring 2019–Spring 2020):

Community input through workshops, stakeholder interviews, and focus groups lead the development of a long-term Vision, Core Values, and Guiding Principles for the General Plan. All the policies and programs within the General Plan are guided by these three features.



in Spanish

Alternatives (Summer–Fall 2020):

In this stage, different land use and transportation development alternatives were created for the community to assess the trade-offs between different future growth patterns in South San Francisco and to identify which alternative best meets the community's Vision. Through a series of community meetings evaluating three alternatives, the planning team finalized a preferred alternative in November 2020. This process also informed the development of the Final Preferred Land Use Plan.

Westborough Sub-Area Meeting



Policy Development (Fall 2020–Fall 2021):

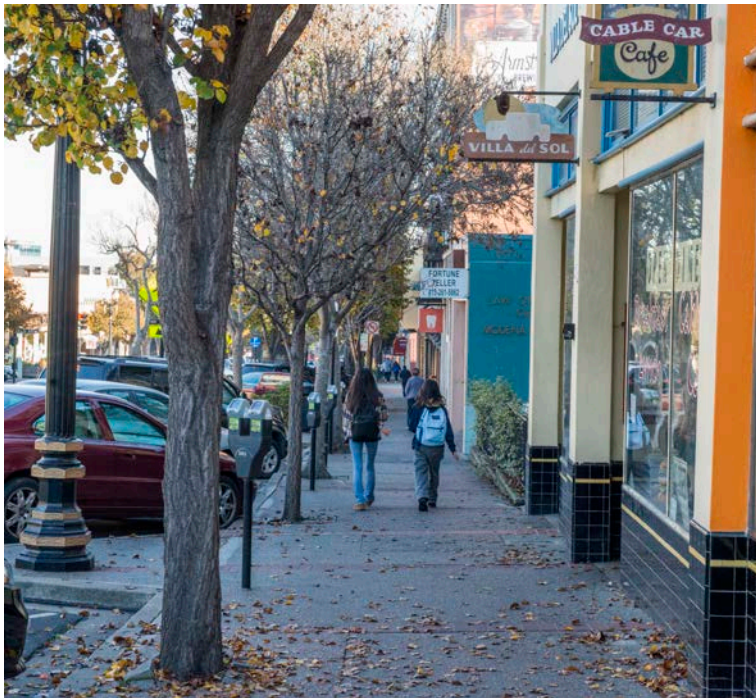
Goals, policies, and implementation actions for all chapters of the General Plan were developed by the planning team and presented as Policy Frameworks. These Policy Frameworks were introduced through ten virtual meetings and short videos and were then posted on the project website to gather public feedback that shape the development of the final version of these policies, goals, and actions.

Review + Adopt (Winter 2021–Summer 2022):

The last stage of the planning process includes the publishing of the Public Review draft of the General Plan for City Council, Planning Commission, and community review. Additionally, an Environmental Impact Report (EIR) is prepared and published to evaluate the potential impact of the General Plan. This phase also includes preparing and publishing updates to the City's Zoning Code and revising the City's Climate Action Plan. Once all these documents are reviewed and adopted, the final South San Francisco General Plan is released!

Vision

South San Francisco is a place where everyone can thrive. Its high quality of life, diverse and inclusive community, livable neighborhoods and excellent services, culture of innovation, and environmental leadership ensure all people have the opportunity to reach their full potential.



VALUES

Livability

We cherish our high quality of life. Residents of all ages, income levels, and abilities are able to comfortably live in a variety of housing options and can easily access quality parks, recreational facilities, libraries, and community services. We can travel via safe and reliable transportation options, including walking, biking, and public transit.



Orange Memorial Park

Diversity + Inclusion

We celebrate our diversity. We proactively promote diversity and inclusion for all races, ethnicities, genders, sexual orientations, abilities, ages, religions, and cultural and socioeconomic backgrounds. We strive to ensure equitable access to services and resources for all, build collaborative partnerships, and promote civic engagement.



Pride month at City Hall

Sustainability

We strive to build and maintain a healthy and safe city. Our actions reduce climate pollution, adapt to climate disruptions, preserve natural resources, foster a prosperous and just economy, and meet the needs of current and future generations to ensure all people have the opportunity to reach their full potential.



City Hall

Innovation

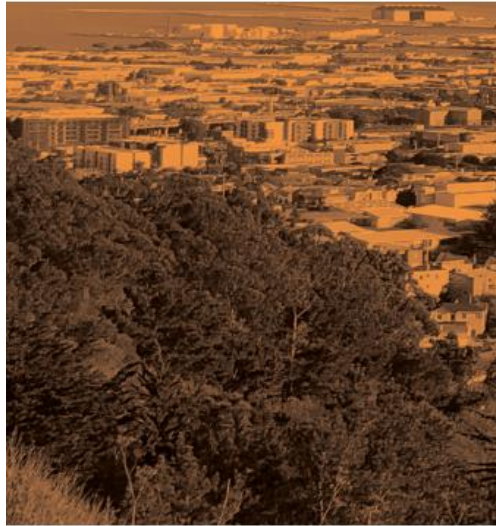
We encourage innovation, creative thinking, and state-of-the-art solutions. We pilot new tools and technologies and forge public-private partnerships that improve the well-being of residents and the efficiency of City operations and businesses.

GUIDING PRINCIPLES



1. Affordable, Safe, Attractive, Amenity-Rich Neighborhoods
2. High-Quality and Accessible Services, Facilities, and Amenities for Residents at All stages of their lives
3. A Safe, Convenient, and Accessible Transportation Network Well-connected to the region
4. A Resilient Community
5. A Prosperous Downtown and Local Economy





GENERAL PLAN ORGANIZATION



Our Plan

describes the community vision future for the future, planning process, and plan structure



Our Place

contains elements that focus on the built environment of South San Francisco



Our People

contains elements that focus on the safety and well-being of the people of South San Francisco



Our Environment

contains elements that focus on the natural environment and environmental aspects that affect South San Francisco's natural environment



Our Plan to Get There

summarizes the implementation actions to achieve the Vision and critical goals of the General Plan

EXAMPLE ELEMENT ORGANIZATION



CHAPTER 10

Abundant and Accessible Parks and Recreation

PART II: OUR PLACE

ABUNDANT AND ACCESSIBLE PARKS AND RECREATION 10



WHERE WE WANT TO BE IN THE FUTURE



ABUNDANT AND ACCESSIBLE PARKS AND RECREATION 11

WHERE WE WANT TO BE IN THE FUTURE

South San Francisco has a system of well-connected parks, open spaces, trails, and recreational facilities that serves all residents, employees and visitors and promotes use of active transportation, exercise, and health.

Residents of all neighborhoods of the city have convenient access to well-maintained parks, open spaces, trails, and recreational facilities.

There are opportunities for people of all ages, abilities, ethnicities, and backgrounds to engage, participate, and enjoy South San Francisco's parks and open spaces, recreational facilities and amenities, and recreational services.

The open space network contributes to a healthy community by sustaining a thriving urban forest, supporting urban biodiversity, and sequestering carbon.

Expanded recreational programming capacity effectively serves all segments of South San Francisco's diverse community.

All South San Francisco children have access to affordable childcare and high-quality early childcare programs.

The City increases enrichment and youth development opportunities and increases participation for children of color in South San Francisco.



Catherine Way Day Park

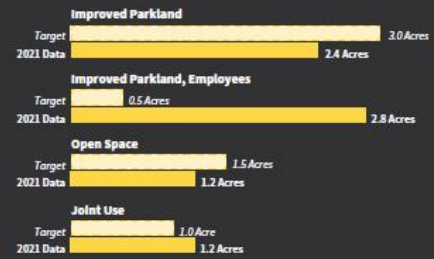
Performance Metrics

Refer to page 000 to view a full list of Performance Metrics for this chapter.

1 PERFORMANCE METRIC Park service ratio

Target:

- 3 acres of improved parkland per 1,000 residents
- 0.5 park acres per 1,000 employees
- 1.5 acres of open space per 1,000 residents
- 1.0 acres of joint use open space per 1,000 residents



2 PERFORMANCE METRIC Park Access

Target:

- 1 park, trail, open space, or privately-owned public open space within a 10-minute walk (1/2 mile) of residents

PERCENT OF RESIDENTS MEETING THE TARGET:
97.37%

3 PERFORMANCE METRIC Miles of trails

Target:

- 15 Miles of trails

2021 DATA:
11 MILES OF TRAILS

How Our Plan Gets Us There

Parks, recreational facilities, and services provide critical benefits to the residents of South San Francisco.

They provide space for exercise, socialization, relaxation, enhance the visual appearance of the city, and make the city an enticing place to live and work. A well-connected trail and park system can help bridge geographic divides and create opportunity for more interaction among South San Francisco residents. As the city grows and the recreational needs of its residents evolve, the City will maintain existing spaces and services the community already enjoys while expanding the breadth of service of the City's parks, trails, urban forests, and recreation services. The City will ensure parks and recreation services are provided equitably throughout the community and that the City conducts community engagement and outreach related to parks and recreation services in a transparent and equitable manner.



Arnold Easter Egg Hunt

KEY ISSUES AND OPPORTUNITIES



ABUNDANT AND ACCESSIBLE PARKS AND RECREATION 10

KEY ISSUES AND OPPORTUNITIES



Concerts in the Park

South San Francisco maintains a variety of parks and open spaces for its residents, employees, and visitors to enjoy. The City also maintains a variety of recreational facilities across the city, offering a wide range of high-quality, highly utilized programs for residents of all ages. This provides an exciting opportunity to expand recreational programming and create new innovative park and open space types to serve the needs of existing and future residents. To meet this vision, accessibility, land availability, and funding issues create challenges for the City.

Park Classifications

As of 2021, 316 acres of developed parklands, open space, and joint use facilities are within the City limits. This includes improved parkland (131 acres), open space (108 acres), and joint use facilities (77 acres). The City retains joint use agreements with other public agencies like the South San Francisco Unified School District, PG&E, San Francisco Public Utilities Commission, and BART to allow residents access to additional improved parkland and open space. The City also maintains an additional 30 to 40 acres of right of way or other open space.

The park and open space network in South San Francisco include a range of types that have different roles and functions in the community. Each park type provides a range of opportunities for active and passive recreation, and they are categorized into three broad types: Improved Parks, Open Spaces, and Joint Use Facilities.



Bay Trail



Orange Memorial Park



Sister Cities Park



Centennial Way Dog Park

Improved Parklands

Community parks serve a citywide population and typically include sports facilities, such as lighted fields, tennis and basketball courts, swimming pools, public art, and recreational buildings. They are the city's largest developed parks and include Orange Memorial Park and Westborough Park. These larger parks also support biodiversity and wildlife.

Neighborhood parks serve a smaller portion of the city than community parks and are usually within convenient walking and biking distance from residences. They usually have playgrounds, open turf areas, practice ballfields, public art, and/or picnic tables. They are usually between one and five acres. Examples include Avalon Park and Brentwood Park. Neighborhood parks also provide the opportunity to maintain patches of wildlife habitat in the city.

Mini parks are small play areas or green spaces. They have limited amenities and are intended to serve immediate neighbors. They may have open turf, playgrounds, sport courts, public art, or picnic tables. They are usually one acre or less. Examples include Cypress and Pine Playlot and Gardiner Park.

Linear parks are trails located along linear geographic features, including watercourses, shorelines, and public utility and transportation rights-of-way. They have wider sections that can be used for amenities such as playgrounds, open turf areas, dog parks, benches, public art, and picnic tables. Linear parks are most often used for passive recreation, and often link to trails, other parks, and open spaces. Linear parks and greenways also support wildlife movement and provide connections to open spaces. Examples include the Bay Trail, Sister Cities Park and Centennial Way from the South San Francisco BART station to the San Bruno BART station.

Specialty parks provide specialized functions. Parks in this category include the Centennial Way Dog Park and the Community Garden.

POLICY FRAMEWORK



POLICY FRAMEWORK



Youth Programming at Slyn Hill

GOAL PR-1: South San Francisco equitably provides improved parkland, recreational facilities, and services for all residents.

INTENT:

To advance distributional equity in the City's improved parkland, recreational facilities, and services so that all residents can engage in recreational, arts, and educational opportunities.

Policy PR-1.1: Prioritize disadvantaged community park and recreation. Prioritize the delivery of improved parkland, recreational facilities, and services in disadvantaged communities as defined in the Community Health and Environmental Justice Element.

Policy PR-1.2: Strive to have all residents within a 10-minute walk access to parks. Strive to have all residents within a 10-minute walk of an improved park.

Policy PR-1.3: Design parks and facilities to meet universal access standards. Design parks and recreation facilities for universal access and multi-generational use, encouraging play by residents of all abilities and ages. Continue to improve existing parks and open spaces to accommodate the needs of users of all ages and abilities.

Policy PR-1.4: Ensure equitable distribution of park and recreation opportunities. Ensure accessible public facilities and services are equitably distributed throughout the city and are provided in a timely manner to keep pace with new development.

Policy PR-1.5: Use underutilized spaces for recreational services. Seek opportunities to use vacant and underutilized commercial and industrial buildings for recreational services, especially in disadvantaged communities.

Policy PR-1.6: Translate information for park and recreational programs. When appropriate, send targeted promotions and notifications related to parks, recreation, and City services in English, Spanish, Mandarin, Cantonese, and Tagalog.

Policy PR-1.7: Identify needs of underserved groups. In partnership with community members, identify the needs of youth, seniors, the disabled, children with special needs, people who do not speak English as a first language, disadvantaged populations, and people in neighborhoods underserved by parks, recreation, trails, and public facilities, and ensure facilities and programming serves the needs of these groups.

Policy PR-1.8: Match resident needs with services. Monitor demographics and needs of residents in neighborhoods throughout the city and match programming with neighborhood demographics and needs (e.g., more senior programming in neighborhoods with a substantial senior population) as part of the Parks and Recreation Master Plan process.

Policy PR-1.9: Support community events. Continue to support and permit special events in parks organized by community organizations helping to ensure these are self-sufficient over time.



Orange Viewpoint Park

IMPLEMENTATION ACTIONS



Policy	Implementation Action	Priority	Primary Responsibility
GOAL PR-1: South San Francisco equitably provides improved parkland, recreational facilities, and services for all residents.			
Policy PR-1.4	Action PR-1.4.1: Provide targeted recreational services. Explore opportunities to provide and subsidize more recreational services to targeted populations (e.g., youth, older adults, persons with disabilities, and low-income populations).	High	Recreation Division (P&R)
GOAL PR-2: The city has an expanded network of improved parkland to accommodate the physical and social needs of users of all ages and abilities.			
Policy PR-2.1	Action PR-2.1.1: Adopt and implement Parks and Recreation Master Plan. Adopt and implement the Parks and Recreation Master Plan, updating the Plan every 5-to-10 years. Develop the proposed parks identified in the Parks and Recreation Master Plan. Include new categories in parks classification system: San Mateo County-owned park trailheads, SSFUSD properties the public can access per joint use agreements, and privately-owned public open spaces, among others.	High	Parks Division (P&R)
	Action PR-2.1.2: Complete update of the Orange Memorial Park Master Plan. Complete update and implement the Orange Memorial Park Master Plan.	Medium	Parks Division (P&R)
GOAL PR-4: The City collaborates with a strong network of partners to improve and expand park and recreational opportunities across South San Francisco.			
Policy PR-4.2	Action PR-4.2.1: Establish Sunshine Gardens Shared use agreement. Establish a partnership with the South San Francisco Unified School District to provide access to Sunshine Gardens Elementary School open space areas.	High	City Manager
	Action PR-4.2.2: Provide recreational programming in joint use facilities. Coordinate with the South San Francisco Unified School District and San Mateo County Health Department, as well as local health providers and other community organizations, to provide recreational programming not offered in nearby public parks or recreation centers, such as after-school fitness and education programs.	High	Recreation Division (P&R)

LAND USE AND COMMUNITY DESIGN



PART II: OUR PLACE

CHAPTER 5

Land Use and Community Design



WHERE WE WANT TO BE IN THE FUTURE



A strong local economy that offers employment opportunities



An attractive public realm



A diverse supply of housing types affordable to different income levels



Amenities that enhance quality of life



Convenient and equitable access to services and jobs



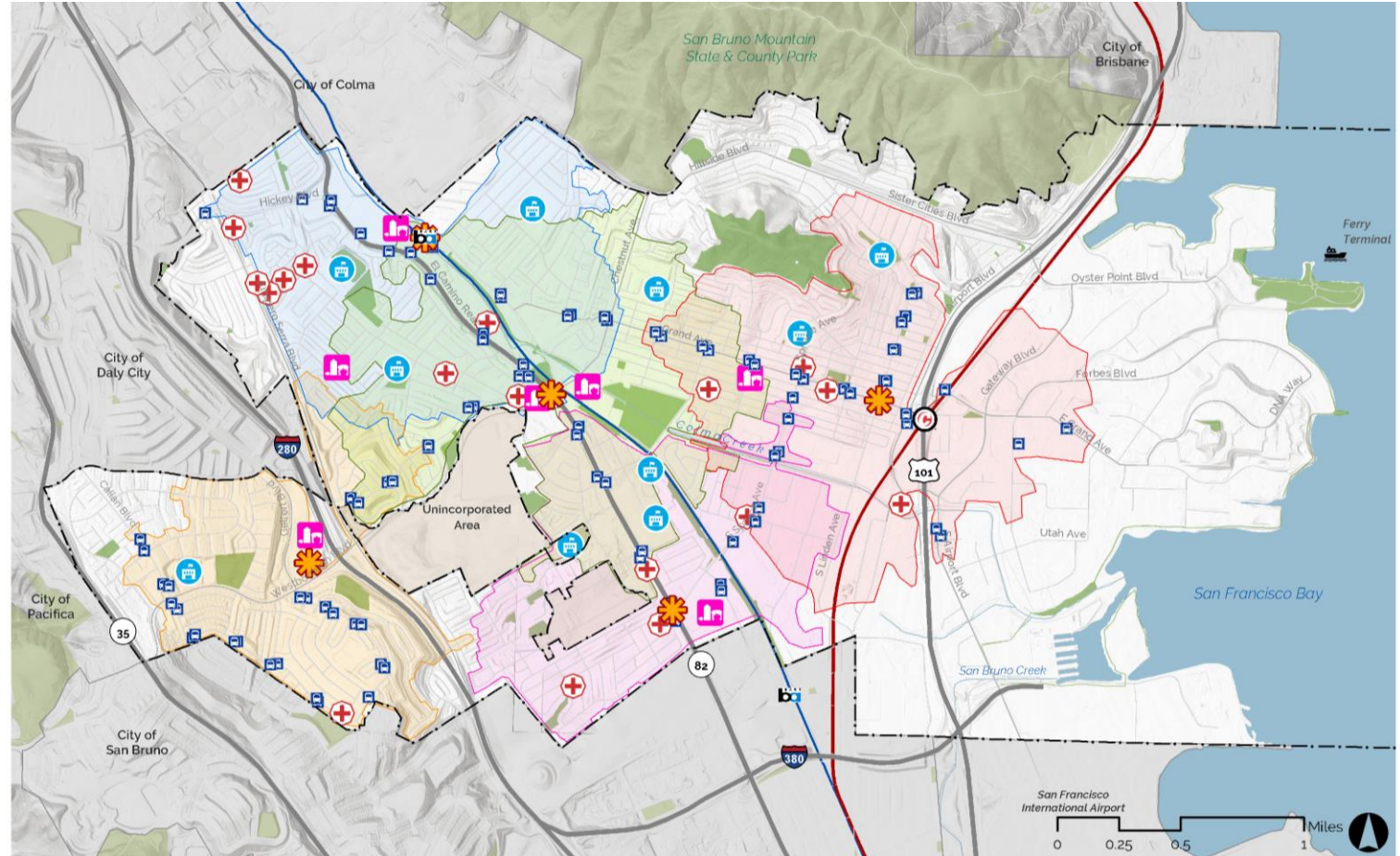
A sustainable and resilient built environment

COMPLETE NEIGHBORHOODS



Key Policies and Actions

- Vibrant, mixed use activity centers anchor
- Pedestrian / bike improvements
- Placemaking features, including public facilities, services, and events
- Healthy food, childcare and other amenities

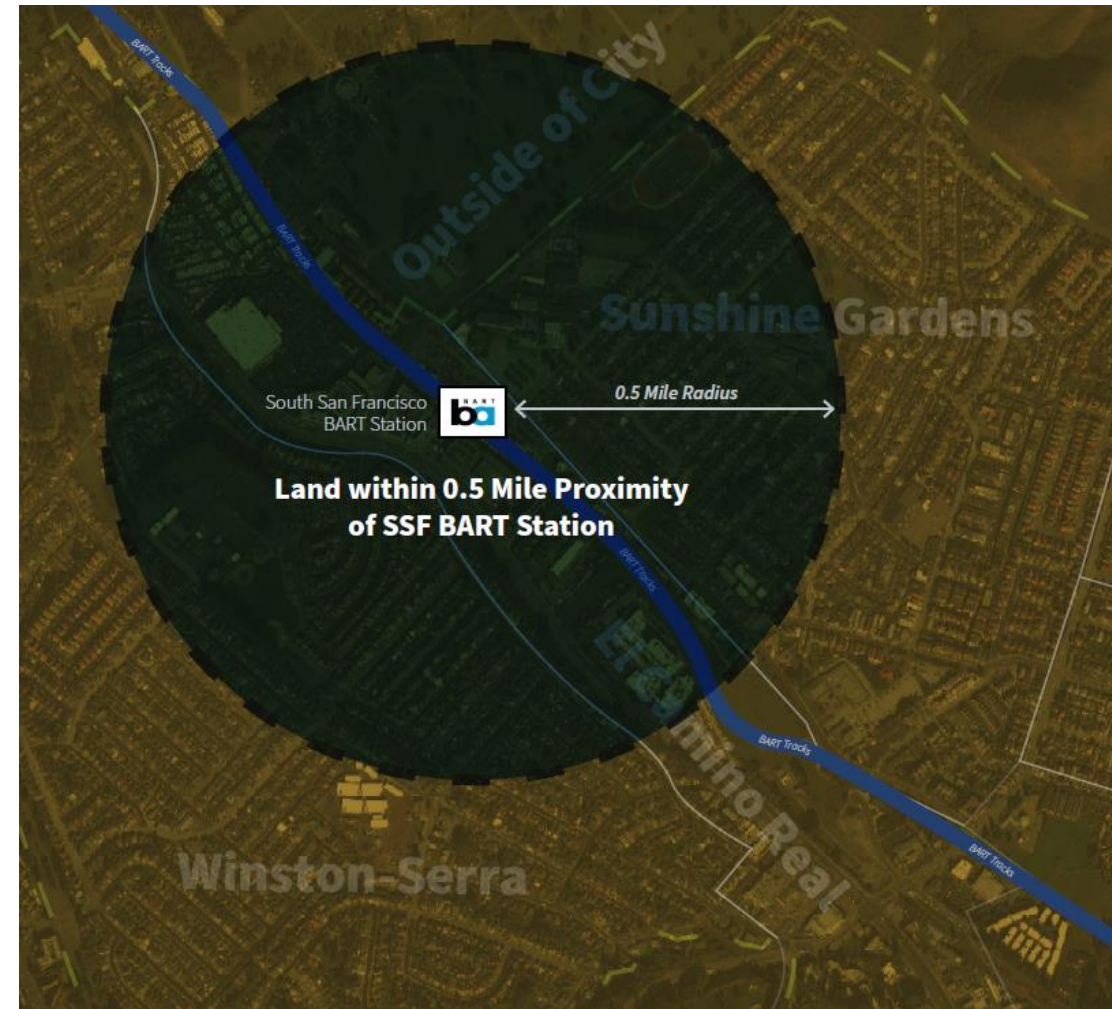


TRANSIT-ORIENTED COMMUNITIES



Key Policies and Actions

- Prioritized development areas
- Incentive programs for affordable housing
- Mobility hubs
- Pedestrian / bike improvements
- Placemaking features, including public facilities, services, and events
- Shared and district parking
- Wayfinding



DIVERSE, HIGH-QUALITY HOUSING



Key Policies and Actions

- An expanded supply of housing at varying levels of affordability via infill housing development, preservation of existing affordable housing, and community benefits agreements to expand affordable housing
- A diversity of housing types
- Inclusionary Housing Ordinance and State Density Bonus implementation
- Housing support on school and institutional sites
- Encourage small-scale infill



QUALITY PLACES



Key Policies and Actions

- Improvement of streets and the public realm by:
 - Incorporating arts
 - Using sustainable design features;
 - Requiring street trees, lighting, and street furniture
- Colma Creek transformation
- Buildings compatible in height, scale, and design to their surroundings and design standards to regulate building design

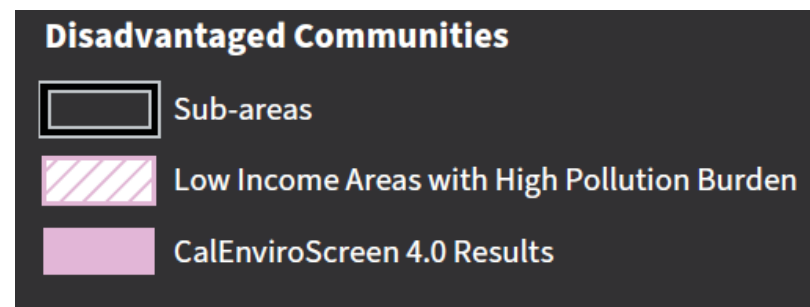
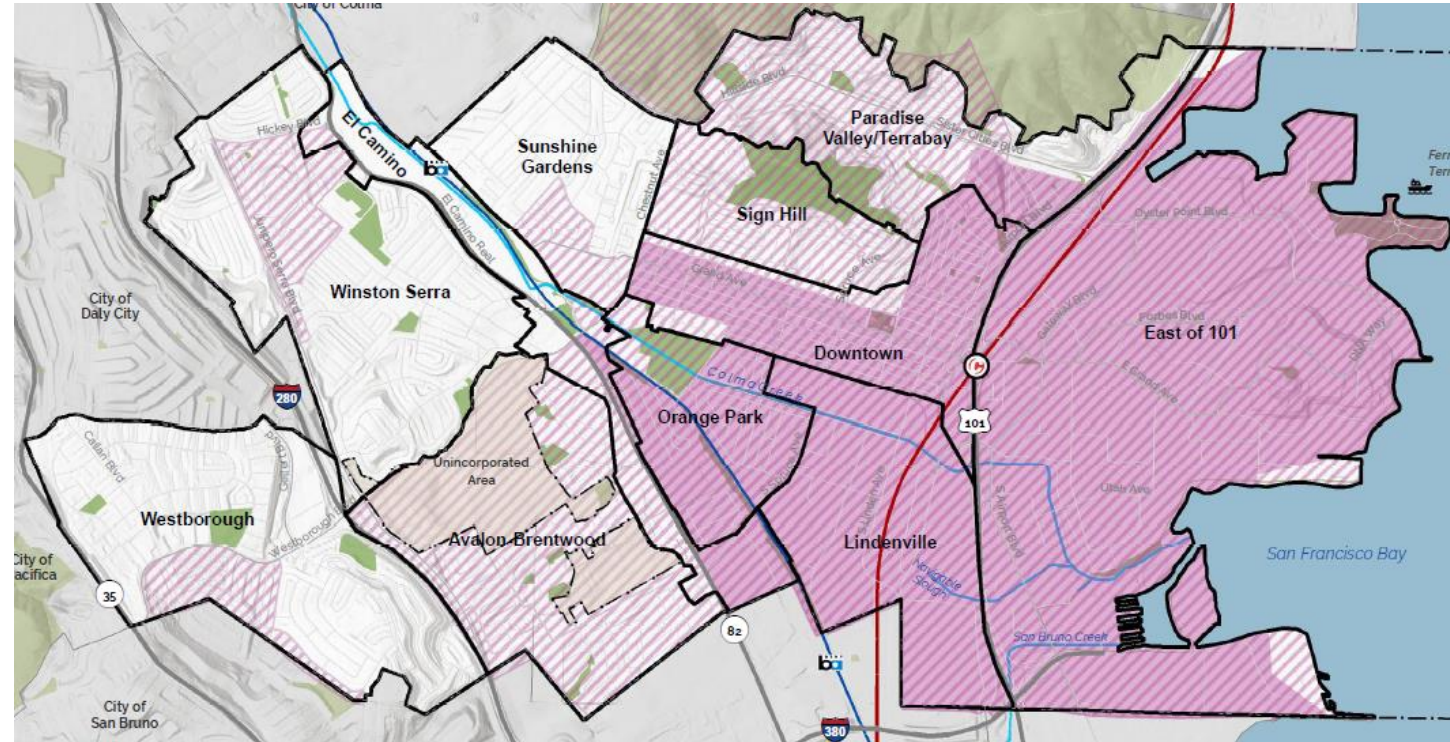


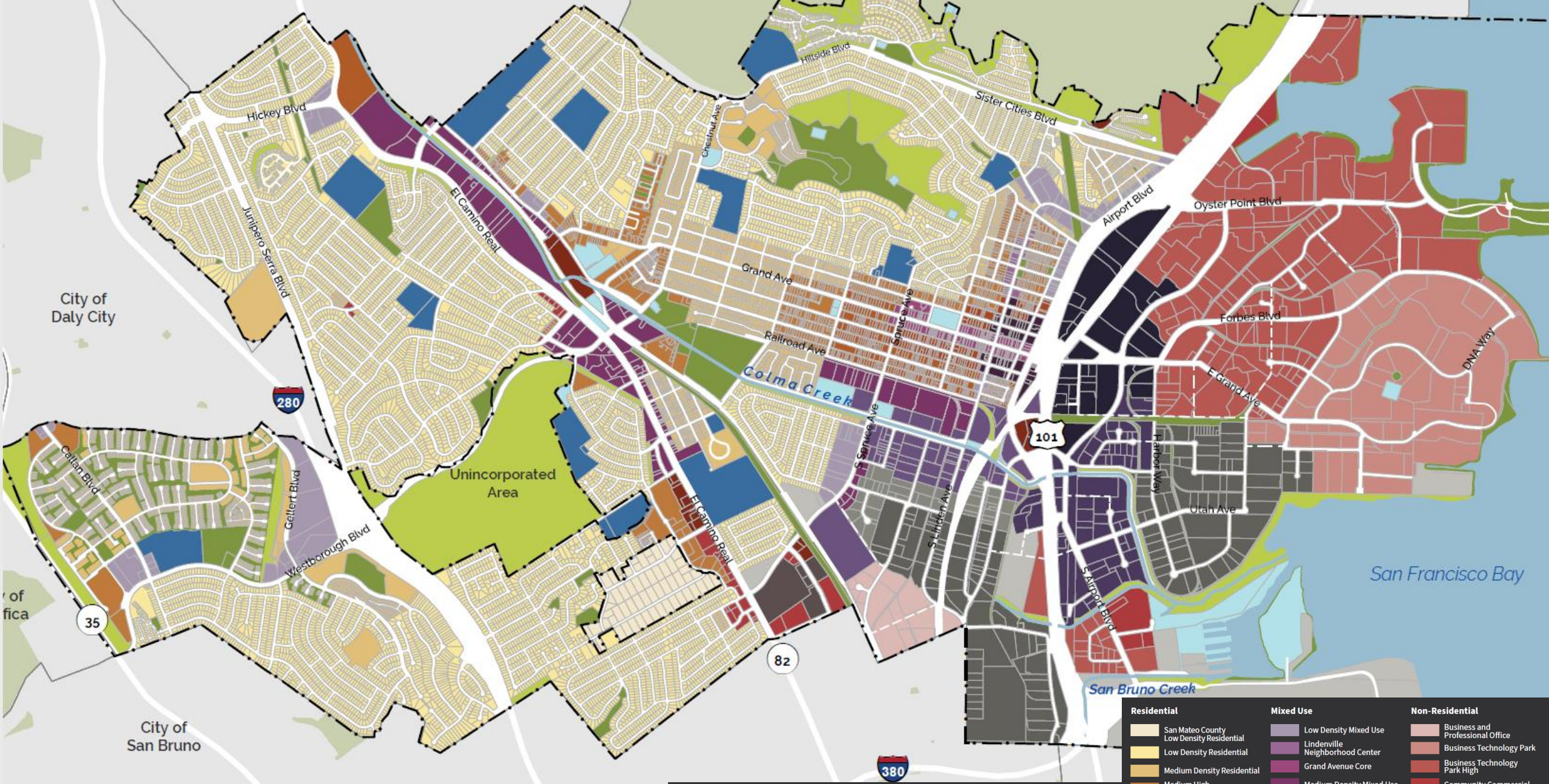
DISADVANTAGED COMMUNITIES



Key Land Use & Mobility Policy

- Expansion of open space network and tree canopy
- Improved air quality by buffering residential uses from freeways and polluting industries
- Improvements to walking and biking networks
- Complete neighborhoods with access to healthcare and healthy foods
- Affordable housing preservation and expansion
- Enforcement of building safety codes





City of Daly City

City of San Bruno

Unincorporated Area

San Francisco Bay

Civic/Other

- Planned Development
- Public
- Parks and Recreation
- Transportation
- School
- Open Space
- Proposed Network Updates & Revisions

Residential

- San Mateo County Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Downtown Residential Core
- Urban Residential

Mixed Use

- Low Density Mixed Use
- Lindenville Neighborhood Center
- Grand Avenue Core
- Medium Density Mixed Use
- High Density Mixed Use
- East of 101 Mixed Use
- Downtown Transit Core
- East of 101 Transit Core

Non-Residential

- Business and Professional Office
- Business Technology Park
- Business Technology Park High
- Community Commercial
- Oyster Point Coastal Commercial
- Mixed Industrial
- Mixed Industrial High
- Industrial Transition Zone

LAND USE DESIGNATIONS

ALL / MANY DISTRICTS

- Update landscaping **water requirements** (CP-3.2.2)
- Expand **tree canopy cover** (CP-7.2)
- Plant for **biodiversity** (ES-1.4)
- Enhance Colma Creek **ecological corridor** (CP-7.3)
- Require redevelopment in sea level rise inundation zones to adhere to **sea level rise policies** (CR-2.6)
- Require **bird safe design** East of 101 (ES-2.2.1)
- Ensure **healthy food access** (CHEJ-2.1)
- Encourage **shared parking** in neighborhoods (LU-2.5)
- Implement **objective design standards** (LU-4.1)
- Create **publicly accessibly open spaces** (SA-28.1.1)



Anticipate sea level rise and flooding in areas along the shoreline and waterways



Introduce standards for high-quality building materials and bird-safe design



Update tree canopy, water, and on-site drainage requirements



Support public open spaces and connections to/from creeks



MIXED-USE AREAS



- Support **mixed use activity centers** (LU-1.1)
- Create new **Lindenville and East of 101 mixed use neighborhoods** (LU-1.7)
- **Architectural transitions** near transit centers (LU-2.2)
- Promote **complete neighborhoods** by allowing some commercial uses in residential neighborhoods (LU-4.3)
- Determine incentives to create **community facilities** (LU-7.3)
- Create **mixed use neighborhood centered along Colma Creek** (SA-3.2)
- **Housing diversity** on El Camino Real (SA-8.1)
- Encourage **walkable connections** in multifamily development (LU-4.10)



Support opportunities for commercial uses throughout Downtown neighborhoods



Support complete 20-minute neighborhoods and a diverse range of businesses



Dynamic, usable, and connected publicly-accessible open spaces



Flexible spaces, accessible open space and ped/bike access to transit

EMPLOYMENT AREAS

- Maintain a critical mass of land **zoned for R&D** (LU-5.1)
- Require **campus open space** (LU-5.3)
- **Community benefits** framework (LU-5.6)
- **Preserve industrial** uses in areas designated Mixed Industrial High (LU-6.1)
- Encourage **redevelopment** of older or marginal industrial areas (LU-6.3)
- Preserve production, distribution, service, and repair (**PDR**) **businesses** (LU-6.5)
- Encourage a **mix of uses on Airport Boulevard** (SA-7.1)
- **Goods movement** in Lindenville and East of 101 (LU-6.9)



Increase flexibility for and protect commercial, industrial and R&D uses



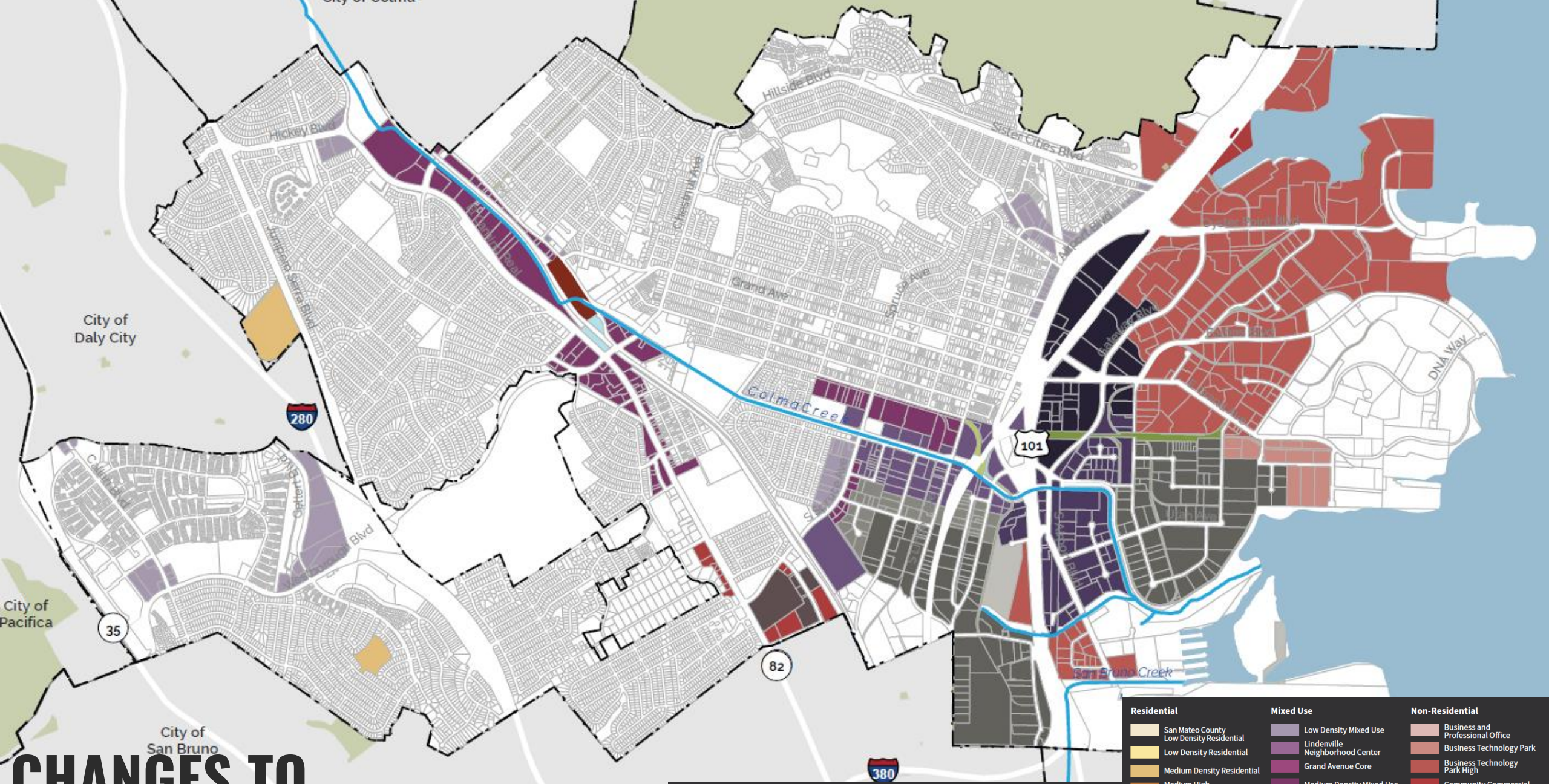
Lend flexibility to, and allow residential and retail in, transit areas and transition areas



Support production, distribution, and repair (PDR) uses



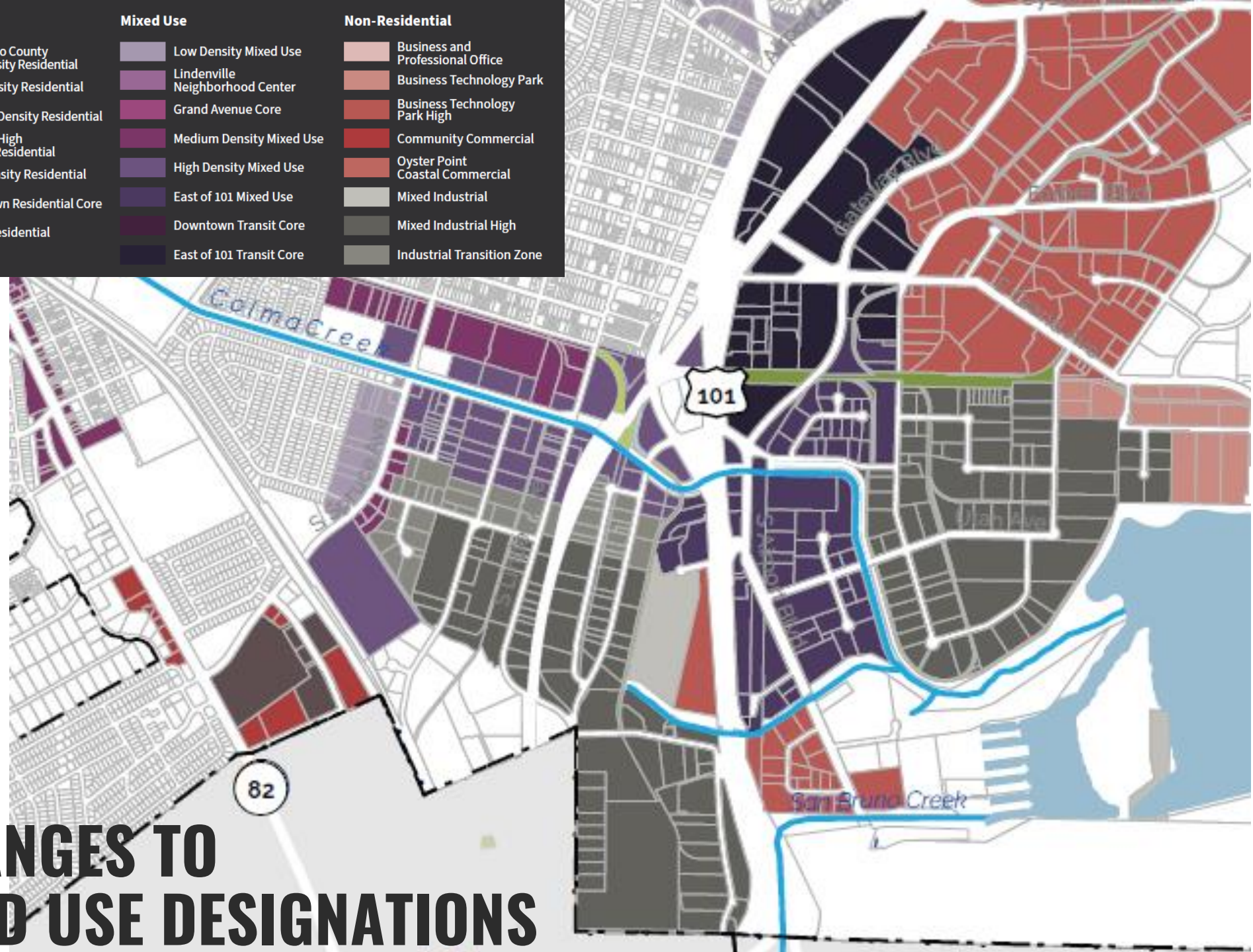
Incentivize active ground floor uses and support a range of residential uses including live / work



CHANGES TO LAND USE DESIGNATIONS

Civic/Other			Residential	Mixed Use	Non-Residential
Planned Development	Public	Parks and Recreation	San Mateo County Low Density Residential	Low Density Mixed Use	Business and Professional Office
Transportation	School	Open Space	Low Density Residential	Lindenville Neighborhood Center	Business Technology Park
Proposed Network Updates & Revisions			Medium Density Residential	Grand Avenue Core	Business Technology Park High
			Medium High Density Residential	Medium Density Mixed Use	Community Commercial
			High Density Residential	High Density Mixed Use	Oyster Point Coastal Commercial
			Downtown Residential Core	East of 101 Mixed Use	Mixed Industrial
			Urban Residential	Downtown Transit Core	Mixed Industrial High
				East of 101 Transit Core	Industrial Transition Zone

Residential	Mixed Use	Non-Residential
San Mateo County Low Density Residential	Low Density Mixed Use	Business and Professional Office
Low Density Residential	Lindenville Neighborhood Center	Business Technology Park
Medium Density Residential	Grand Avenue Core	Business Technology Park High
Medium High Density Residential	Medium Density Mixed Use	Community Commercial
High Density Residential	High Density Mixed Use	Oyster Point Coastal Commercial
Downtown Residential Core	East of 101 Mixed Use	Mixed Industrial
Urban Residential	Downtown Transit Core	Mixed Industrial High
	East of 101 Transit Core	Industrial Transition Zone

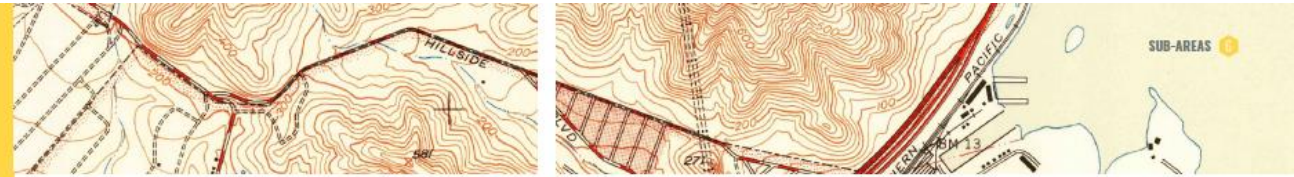


CHANGES TO LAND USE DESIGNATIONS

SUB-AREAS



PART II: OUR PLACE

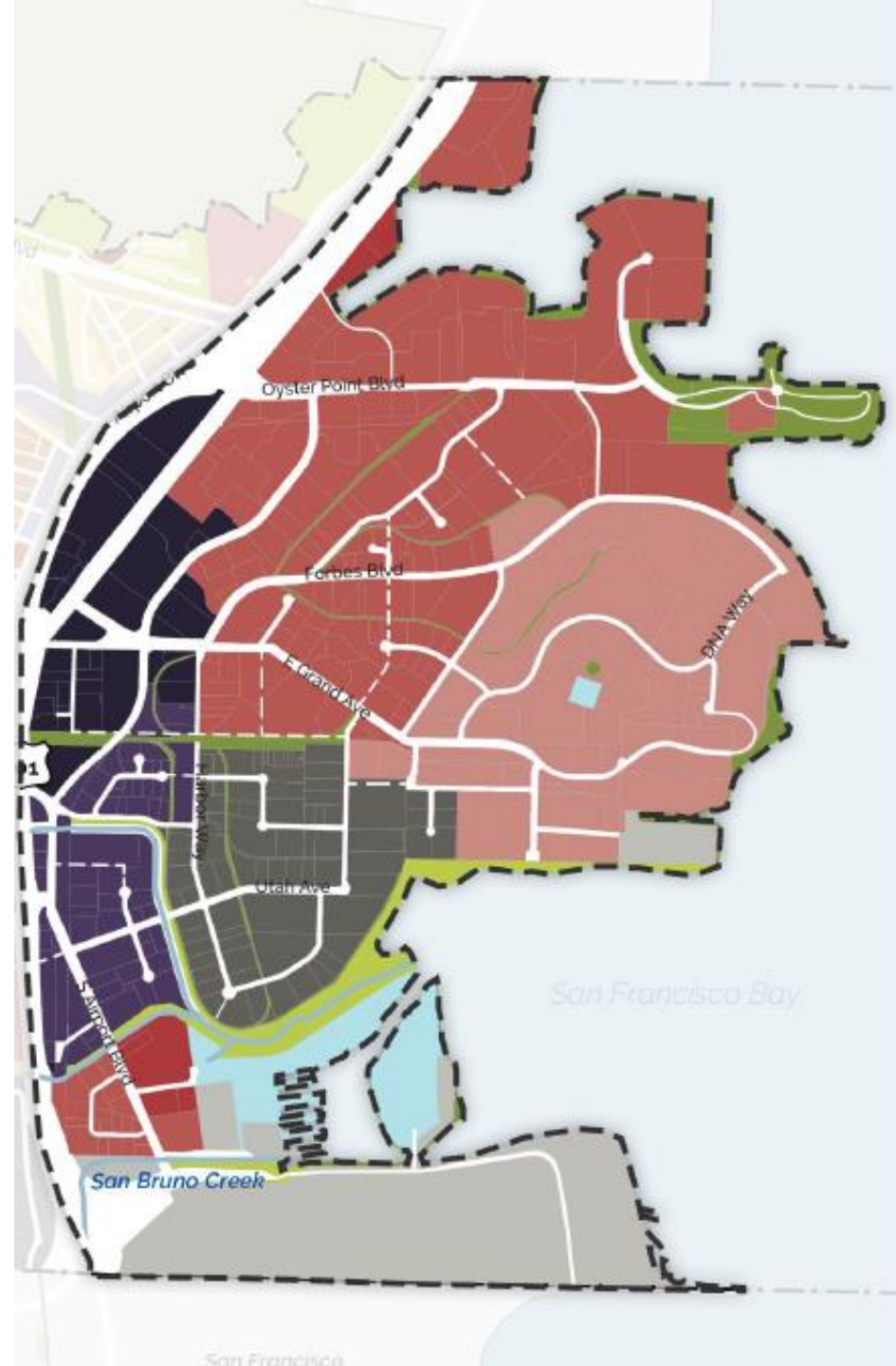


CHAPTER 6 Sub-Areas

EAST OF 101

Land Use & Economic Development

- Allows for the growth and continued success of the life sciences through intensification
- Encourages targeted reinvestment in industrial areas, with flexible adaptation of industrial properties
- Facilitates hotel construction / reinvestment
- Creates new mixed use neighborhoods along South Airport Boulevard and near the Caltrain Station, with the integration of concentrated and functional ground floor retail spaces



General Plan Land Use Designations

- East of 101 Mixed Use
- East of 101 Transit Core
- Business and Professional Office
- Business Technology Park
- Business Technology Park High
- Community Commercial
- Oyster Point Coastal Commercial
- Mixed Industrial
- Mixed Industrial High
- Public
- Parks & Recreation
- Open Space
- Streams

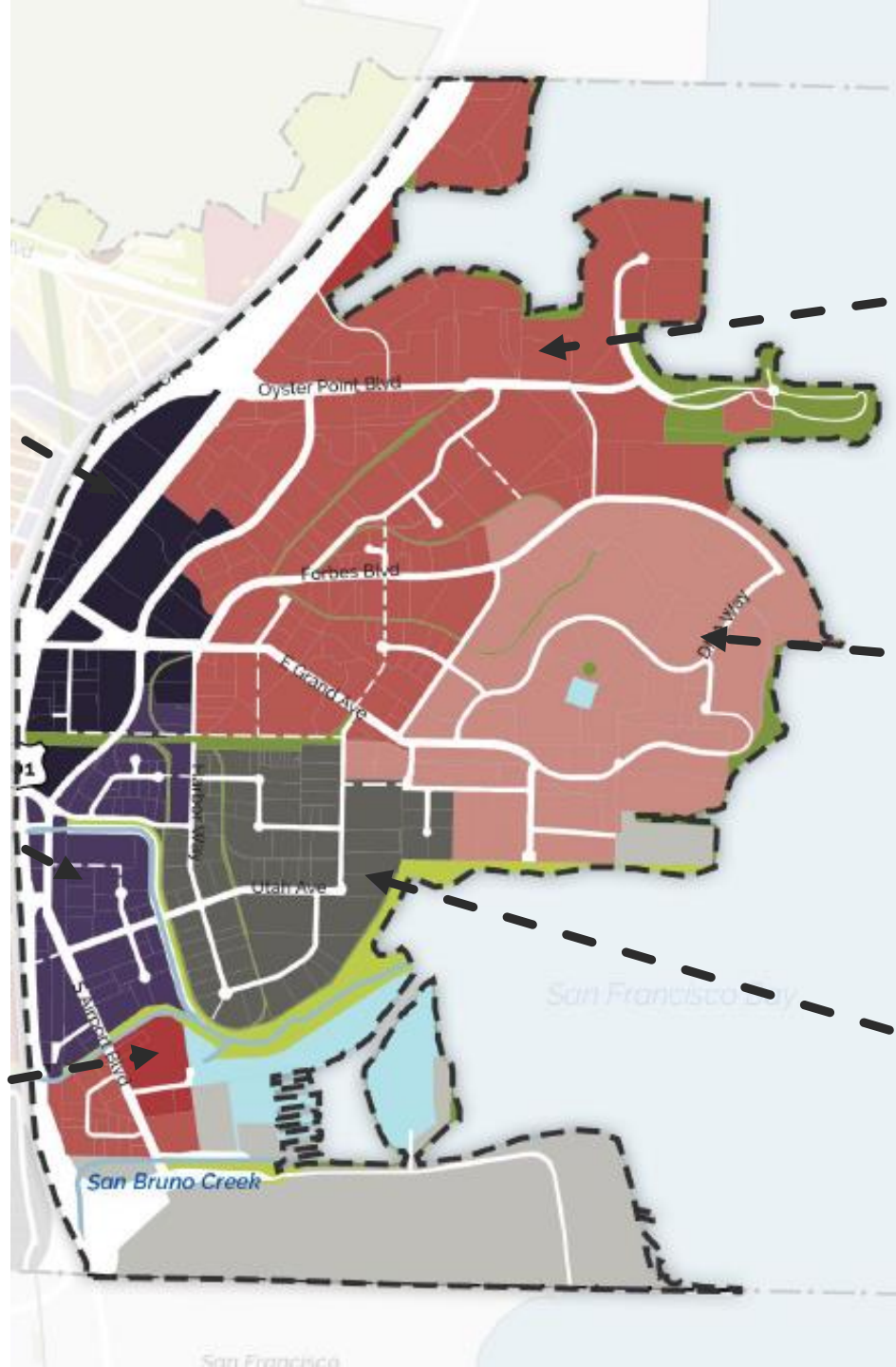
EAST OF 101 TRANSIT CORE



EAST OF 101 MIXED USE



COMMUNITY COMMERCIAL



BUSINESS TECHNOLOGY PARK HIGH



BUSINESS TECHNOLOGY PARK



MIXED INDUSTRIAL HIGH



EAST OF 101



Key Mobility Improvements

- **Oyster Point Boulevard Bus Lanes:** Transit improvements
- **East Grand Avenue Bus Lanes and Caltrain Station Access:** Transit and pedestrian / bike improvements
- **Haskins Way and Oyster Point Boulevard:** New bridges
- **Railroad Avenue and Sylvester Road:** New street
- **South Airport Boulevard Modernization:** Transit and pedestrian / bike improvements
- **Utah Avenue:** New street and Highway 101 overpass

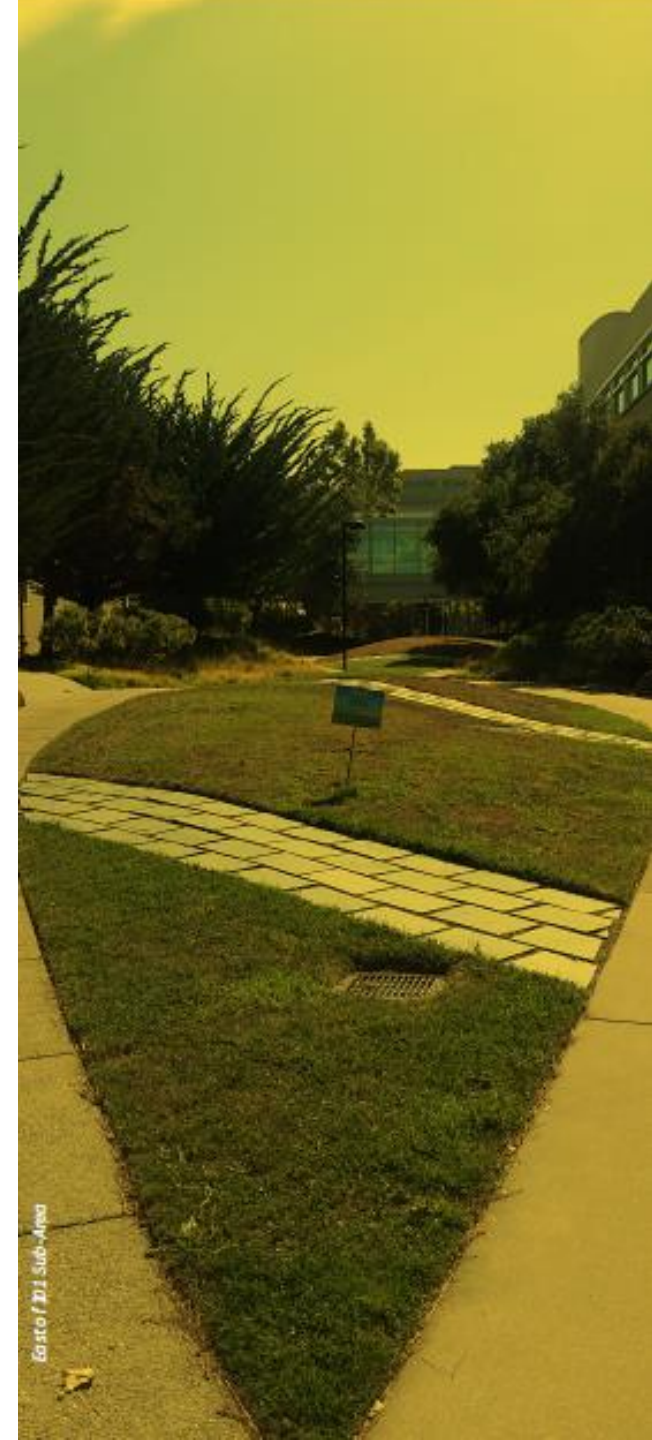
Proposed Open Space Improvements

- **East of 101 Area Trail Network and Bay Trail-Centennial Way Trail Connection:** Pedestrian / bike improvements
- **Colma Creek:** Improved parkland and open space adjacent to Colma Creek, including active transportation improvements
- **New parkland:** New parks support new residential neighborhoods.

EAST OF 101

Additional Policy Direction

- Colma Creek as a public amenity
- Sea level rise and flooding resilience strategy
- Development standards to support the health of the Bay
- New parks, public spaces, and public services, including connections
- Housing development near the Caltrain Station, South Airport
- Vehicle trip reduction through TDM, a vehicle trip cap, and/or a Transportation Management Authority
- New funding mechanisms to finance district improvements
- Enhances access to the Bay Trail
- Incorporates first/last-mile connections to Caltrain and Ferry



LINDENVILLE

Land Use & Economic Development

- Retains a large portion of its land area for service, transportation, and industrial uses
- Creates new complete mixed use residential neighborhood along Colma Creek
- Provides buffer of lower intensity industrial uses between higher intensity industrial uses and adjacent residential neighborhoods
- Facilitates creation of mixed use corridor on South Spruce Avenue



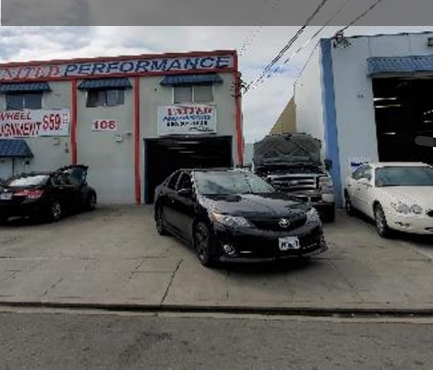
General Plan Land Use Designations

- Low Density Mixed Use
- Medium Density Mixed Use
- High Density Mixed Use
- East of 101 Mixed Use
- Business & Professional Office
- Business Technology Park High
- Mixed Industrial
- Mixed Industrial High
- Industrial Transition Zone
- Public
- Parks & Recreation
- Open Space
- Streams

HIGH DENSITY MIXED USE



MIXED INDUSTRIAL



BUSINESS & PROFESSIONAL OFFICE



MEDIUM DENSITY MIXED USE



INDUSTRIAL TRANSITION ZONE



MIXED INDUSTRIAL HIGH



LINDENVILLE



Key Mobility Improvements

- **Utah Avenue:** New street and Highway 101 overpass
- **Centennial Way Trail and Bay Trail Connection:** Pedestrian / bike improvements
- **South Linden Avenue:** Grade separation, transit and pedestrian / bike improvements
- **Sneath Extension:** Street extension
- **Maple Avenue:** Improved street connecting to Downtown
- **Myrtle Avenue Extension:** Street extension

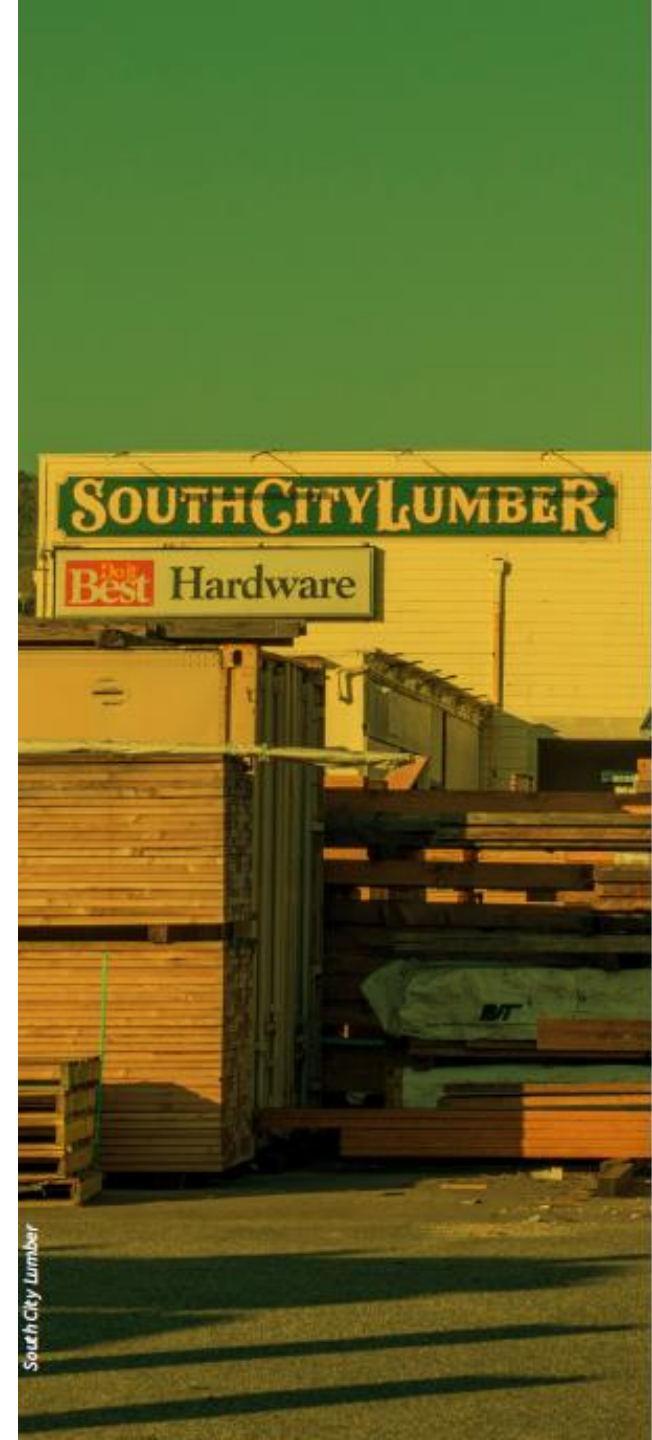
Proposed Open Space Improvements

- **Lindenville Area Trail Network and Colma Creek Trail Connection:** Pedestrian / bike improvements
- **Colma Creek:** Improved parkland and open space adjacent to Colma Creek, including active transportation improvements
- **New parkland:** New parks support new residential neighborhoods.

LINDENVILLE

Additional Policy Direction

- Colma Creek as a public amenity
- Sea level rise and flooding resilience strategy
- Development standards to support the health of the Colma Creek
- Lot assembly to facilitate housing and mixed use development
- Context-sensitive building design
- Walkable district with attractive streetscapes
- Growth of arts and creative uses
- New public services, parkland, and recreation opportunities
- Bicycle and pedestrian connections through the district and to other parts of the city
- First/last-mile connections to BART and Caltrain



4. Zoning Ordinance Update



Title 20 ZONING

- Chapter 20.010 TITLE, COMPONENTS, AND PURPOSES
- Chapter 20.020 ZONING DISTRICTS, ZONING MAP, AND BOUNDARIES
- Chapter 20.030 RULES FOR CONSTRUCTION OF LANGUAGE
- Chapter 20.040 RULES OF MEASUREMENT
- Chapter 20.080 RESIDENTIAL DISTRICTS
- Chapter 20.090 COMMERCIAL, OFFICE, AND MIXED-USE DISTRICTS
- Chapter 20.100 DOWNTOWN DISTRICTS
- Chapter 20.110 EMPLOYMENT DISTRICTS
- Chapter 20.120 PUBLIC AND SEMI-PUBLIC USE DISTRICTS
- Chapter 20.130 PARKS AND OPEN SPACE DISTRICTS
- Chapter 20.140 PLANNED DEVELOPMENT (PD) DISTRICT
- Chapter 20.150 LOFT (L) OVERLAY DISTRICT
- Chapter 20.160 HILLSIDE (HS) OVERLAY DISTRICT
- Chapter 20.170 SPECIAL ENVIRONMENTAL STUDIES (ES) OVERLAY DISTRICT
- Chapter 20.210 BAY WEST COVE SPECIFIC PLAN DISTRICT
- Chapter 20.220 GATEWAY SPECIFIC PLAN DISTRICT
- Chapter 20.230 OYSTER POINT SPECIFIC PLAN DISTRICT
- Chapter 20.240 TERRABAY SPECIFIC PLAN DISTRICT
- Chapter 20.250 TRANSIT VILLAGE PLAN DISTRICT
- Chapter 20.260 GENENTECH MASTER PLAN DISTRICT
- Chapter 20.270 EL CAMINO REAL/CHESTNUT AVENUE AREA PLAN DISTRICT
- Chapter 20.280 DOWNTOWN STATION AREA SPECIFIC PLAN DISTRICT
- Chapter 20.300 LOT AND DEVELOPMENT STANDARDS
- Chapter 20.310 CHILDCARE FEE
- Chapter 20.320 NONCONFORMING USES, STRUCTURES AND LOTS
- Chapter 20.330 ON-SITE PARKING AND LOADING
- Chapter 20.340 TEMPORARY USES
- Chapter 20.350 STANDARDS AND REQUIREMENTS FOR SPECIFIC USES AND ACTIVITIES
- Chapter 20.360 SIGNS
- Chapter 20.370 ANTENNAS AND WIRELESS COMMUNICATIONS FACILITIES
- Chapter 20.375 SMALL CELL WIRELESS COMMUNICATIONS FACILITIES
- Chapter 20.380 INCLUSIONARY HOUSING REGULATIONS
- Chapter 20.390 BONUS RESIDENTIAL DENSITY
- Chapter 20.400 TRANSPORTATION DEMAND MANAGEMENT
- Chapter 20.410 REGULATION OF CANNABIS ACTIVITIES
- Chapter 20.420 PROHIBITION ON NEW SIGNIFICANT TOBACCO RETAILERS
- Chapter 20.430 PROHIBITION ON NEW SUPERSTORES
- Chapter 20.440 PLANNING AGENCY
- Chapter 20.450 COMMON PROCEDURES
- Chapter 20.460 ENVIRONMENTAL REVIEW
- Chapter 20.470 SITE CLEARANCE
- Chapter 20.480 DESIGN REVIEW
- Chapter 20.490 USE PERMITS
- Chapter 20.500 VARIANCES
- Chapter 20.510 WAIVERS AND MODIFICATIONS
- Chapter 20.520 TEMPORARY USE PERMITS
- Chapter 20.530 SPECIFIC PLANS AND PLAN AMENDMENTS
- Chapter 20.540 AMENDMENTS TO GENERAL PLAN
- Chapter 20.550 AMENDMENTS TO ZONING ORDINANCE AND MAP
- Chapter 20.560 PREZONING PROCEDURE
- Chapter 20.570 APPEALS AND CALLS FOR REVIEW
- Chapter 20.580 ENFORCEMENT AND ABATEMENT PROCEDURES
- Chapter 20.620 USE CLASSIFICATIONS
- Chapter 20.630 TERMS AND DEFINITIONS



Division IV: Overlays and Plan Districts

- **Deleted, relevant content worked into base zones as appropriate:** *Loft Overlay, Hillside Overlay, Bay West Cove Specific Plan, Gateway Specific Plan, Terrabay Specific Plan, Transit Village Plan, El Camino Real/Chestnut Avenue Area Plan*
- **New:** *Floodplain/Sea Level Rise Overlay*
- **Retained:** *Downtown Station Area Specific Plan, Genentech Maser Plan*

FLOOD PLAIN / SEA LEVEL RISE OVERLAY



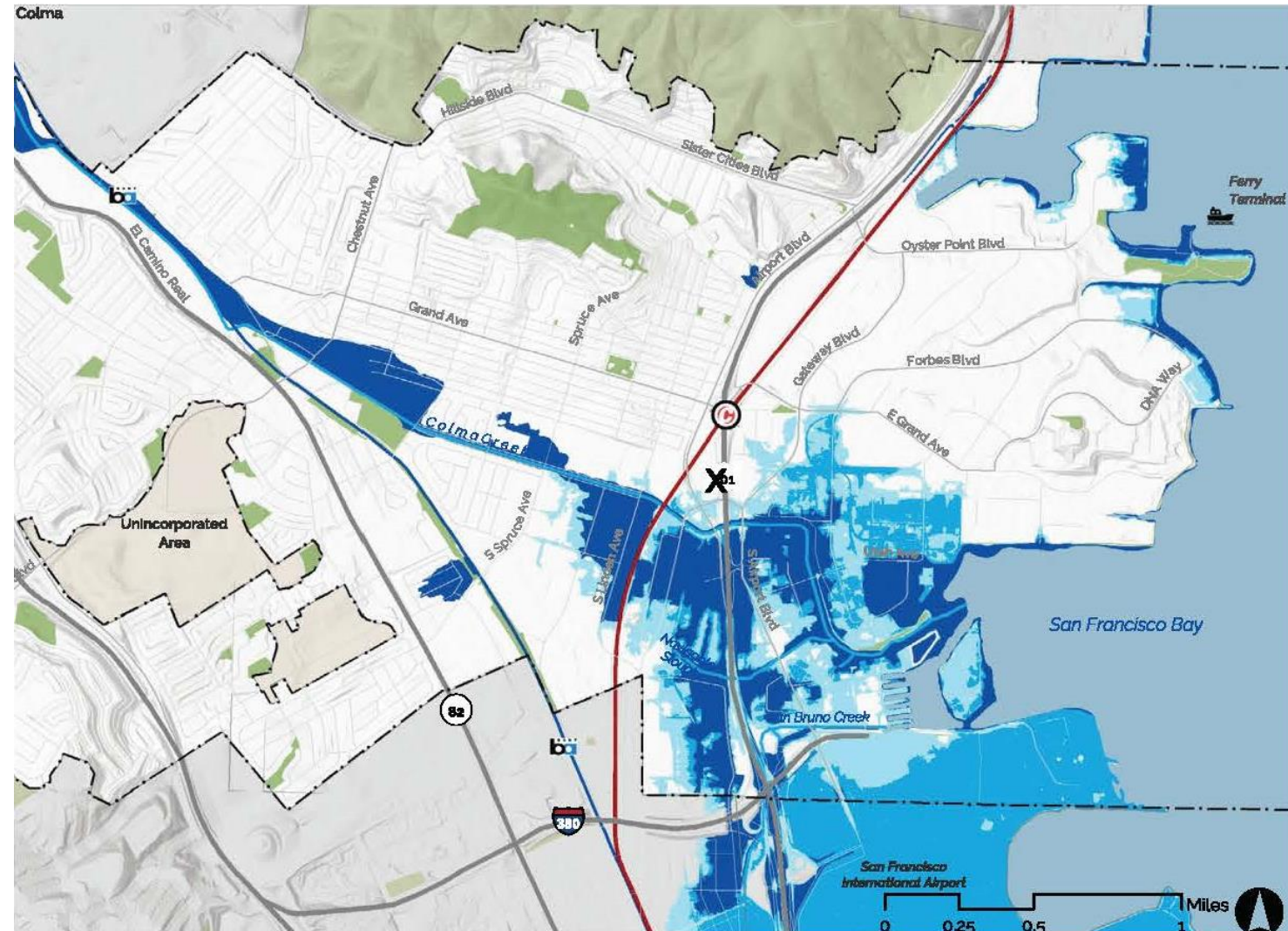
100-year Flood Zones



52 inches (100-year flood + 2040 sea level rise)



77 inches (100-year flood + 3 ft sea level rise)



FLOOD PLAIN / SEA LEVEL RISE OVERLAY



Purposes

- Require resilient design and upgrades in areas impacted by sea level rise
- Require adaptation strategies and best practices for long-term resilience
- Introduce flood-proof construction techniques and shoreline protection measures

Applicability

- Area within FEMA flood zone map
- Area identified as the 100-year flood plus the mid-level scenario of 36 inches sea level rise
- BCDC jurisdictional area within a 100-foot shoreline band

COMMUNITY BENEFITS PROGRAM



- Grants additional development capacity for non-residential in exchange for community benefits
- For FARs above 1.0, an increase up to 2.5 is permitted by-right, provided:
 - Applicant pays Community Benefit fee, or
 - Applicant provide a community benefit consistent with City’s priorities
- Increase of FAR in excess of 2.5 can be granted by City through a Community Benefits Agreement

COMMUNITY BENEFITS PRIORITIES



- Public Spaces
- Enhanced Connectivity
- Public and Social Services
- Support for Local Businesses
- District TDM Measures
- District Sea Level Rise Mitigation Measures

LINDENVILLE SPECIFIC PLAN



Colma Creek Corridor Specific Items

- Land Use Alternatives, including the Colma Creek corridor
- Sea Level Rise and Adaptation Study
- Evaluation of Community Assets and Analysis of Colma Creek
- Additional Colma Creek Hydraulic Modeling

Anticipated Completion Summer 2023

RE-LAUNCHED HOME PAGE IN MARCH



YOUR VOICE • OUR FUTURE

SHAPE SSF 2040

is an update to the City of South San Francisco's General Plan.

[DOWNLOAD THE PLAN](#) [GIVE US YOUR FEEDBACK](#)

[SEE OUR EVENTS](#)

EXPLORE PLAN BY TOPIC

- HEALTHY COMMUNITIES
- PARKS AND RECREATION
- PUBLIC SERVICES AND FACILITIES
- CHILDCARE AND EDUCATION
- HOUSING

[VIEW ALL](#)

SEARCH THE DIGITAL PLAN

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RESOURCES

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- [DOWNLOAD THE COMPLETE GENERAL PLAN](#)
- [CLIMATE ACTION PLAN](#)
- [ENVIRONMENTAL IMPACT REPORT](#)
- [ZONING CODE](#)
- [EXISTING CONDITIONS REPORTS](#)
- [ABOUT PAST ENGAGEMENTS](#)

SHAPE SSF VISION

South San Francisco is a place where everyone can thrive. Its high quality of life, diverse and inclusive community, livable neighborhoods and excellent services, culture of innovation, and environmental leadership ensure all people have an equitable opportunity to reach their full potential.

[VIEW MORE](#)



[OUR PLAN](#) [OUR PLACE](#) [OUR ENVIRONMENT](#) [OUR PLAN TO GET THERE](#) [OUR PEOPLE](#)



CHAPTERS DESIGNED FOR DIGITAL



PERFORMANCE METRICS

01 PERFORMANCE METRIC: Park service ratio
TARGET: 3 acres of improved parkland per 1,000 residents, 0.5 park acres per 1,000 employees
 1.5 acres of open space per 1,000 residents
 1.0 acres of joint use open space per 1,000 residents

Metric	Target	2021 Data
Improved Parkland	1.8 acres	1.7 acres
Improved Parkland, Employees	0.5 acres	0.4 acres
Open Space	1.0 acres	1.2 acres
Joint Use	1.0 acres	1.1 acres

02 PERFORMANCE METRIC: Park access
TARGET: 1 park, trail, open space, or privately-owned public open space within a 10-minute walk (1/2 mile) of residents

03 PERFORMANCE METRIC: Miles of Trails
TARGET: 15 Miles of trails

04 PERFORMANCE METRIC: Program, facility, and maintenance staffing
TARGET: 0.75 full time and part time regular maintenance staff per 10 acres

05 PERFORMANCE METRIC: Percent of Recreational Services Program utilization
TARGET: 75% Recreational Services section program utilization (as defined as the number of participants divided by program capacity)

POLICY FRAMEWORK

Goal PR-1	Goal PR-2	Goal PR-3
Goal PR-4	Goal PR-5	Goal PR-6
Goal PR-7	Goal PR-8	Goal PR-9
Goal PR-10	Goal PR-11	

GOAL PR-1:
 South San Francisco equitably provides improved parkland, recreational facilities, and services for all residents.

INTENT:
 To advance distributional equity in the City's improved parkland, recreational facilities, and services so that all residents can engage in recreational, arts, and educational opportunities.

Policy PR-1.1: Prioritize disadvantaged community park and recreation.
 Prioritize the delivery of improved parkland, recreational facilities, and services in disadvantaged communities as defined in the Community Health and Environmental Justice Element.

Policy PR-1.2: Strive to have all residents within a 10-minute walk access to parks.
 Strive to have all residents within a 10-minute walk of an improved park.

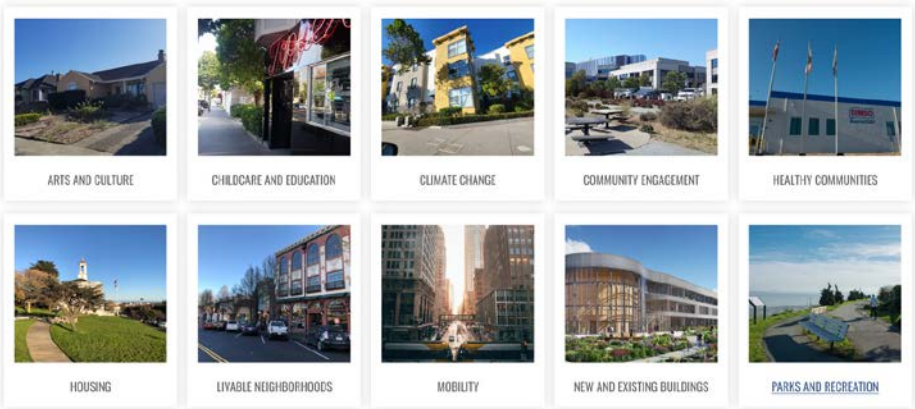
Policy PR-1.3: Design parks and facilities to meet universal access standards.
 Design parks and recreation facilities for universal access and multi-generational use, encouraging play by residents of all abilities and ages. Continue to improve existing parks and open spaces to accommodate the needs of users of all ages and abilities.

Policy PR-1.4: Focus equitable distribution of park and recreation opportunities.

EXPLORE THE PLAN BY TOPIC



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FUTURE METRIC TRACKING



MEASURING PROGRESS

A collage of several blue-tinted photographs showing various city buildings and street scenes. The images are arranged in a grid-like fashion, with some overlapping. The buildings appear to be multi-story structures with windows and architectural details.

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PERFORMANCE METRICS

Land Use	Economic Development	Mobility	Parks	Equitable Community Services
Community Health and Environmental Justice	Community Resilience	Climate Protection	Environmental and Cultural Stewardship	
		Noise		



SOUTH
SAN FRANCISCO
THE INDUSTRIAL CITY



Thank you.

June 14, 2022



SHAPE SOUTH SAN FRANCISCO
2040 GENERAL PLAN

Agenda Item 6

Orange Memorial Park Stormwater Capture Project Completion



Orange Memorial Park Storm Water Capture Project

Colma Creek Advisory
Committee Meeting

June 14, 2022

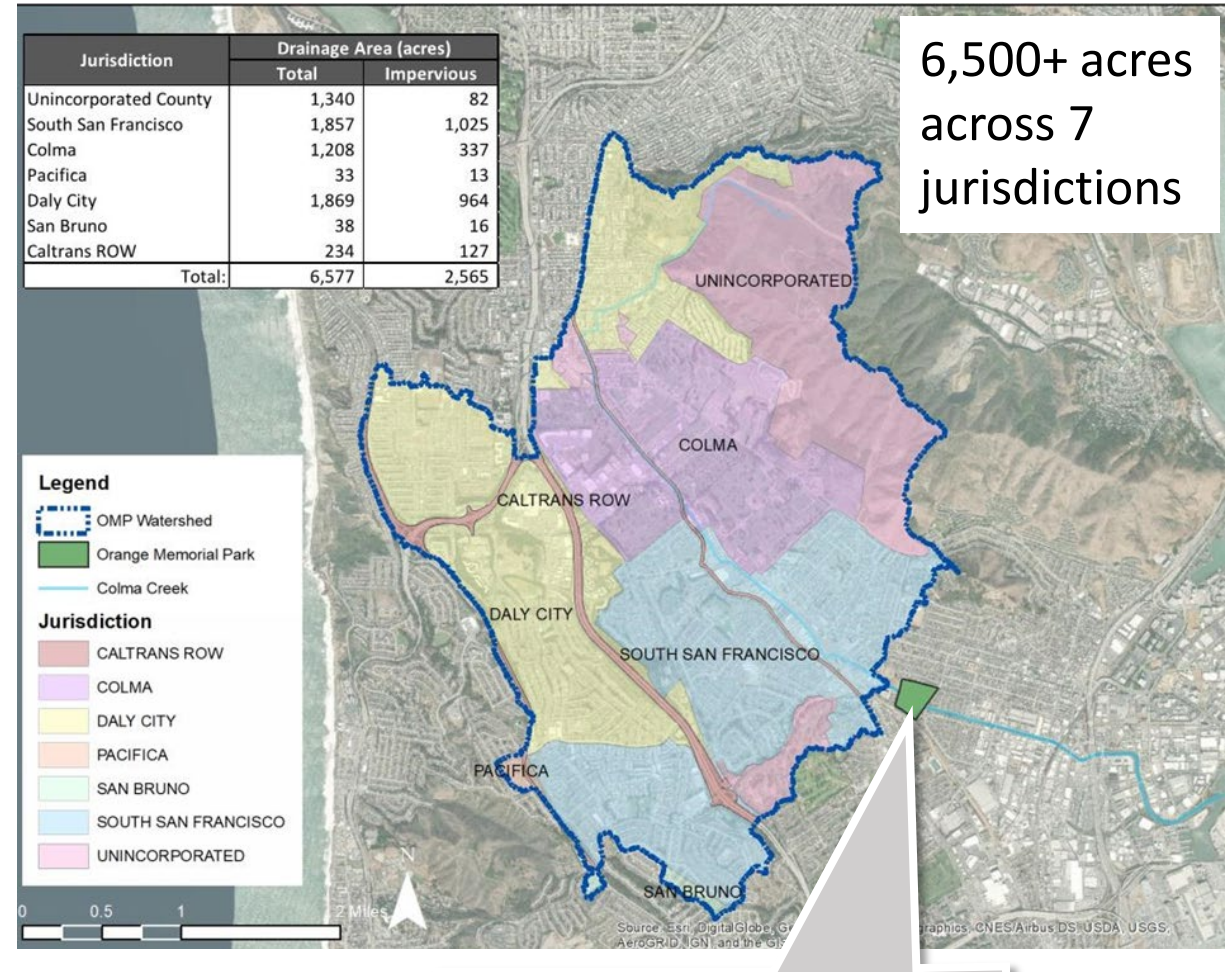


Project Overview

GOALS

- **DIVERT** flows from Colma Creek for treatment, beneficial reuse, and local flood reduction
- **CLEAN** contaminants from creek per MRP requirements using green infrastructure (settling, infiltration, reuse)
 - ✓ Mercury
 - ✓ PCB's
 - ✓ Trash
- **REUSE** treated water for irrigation, water trucks, and groundwater recharge

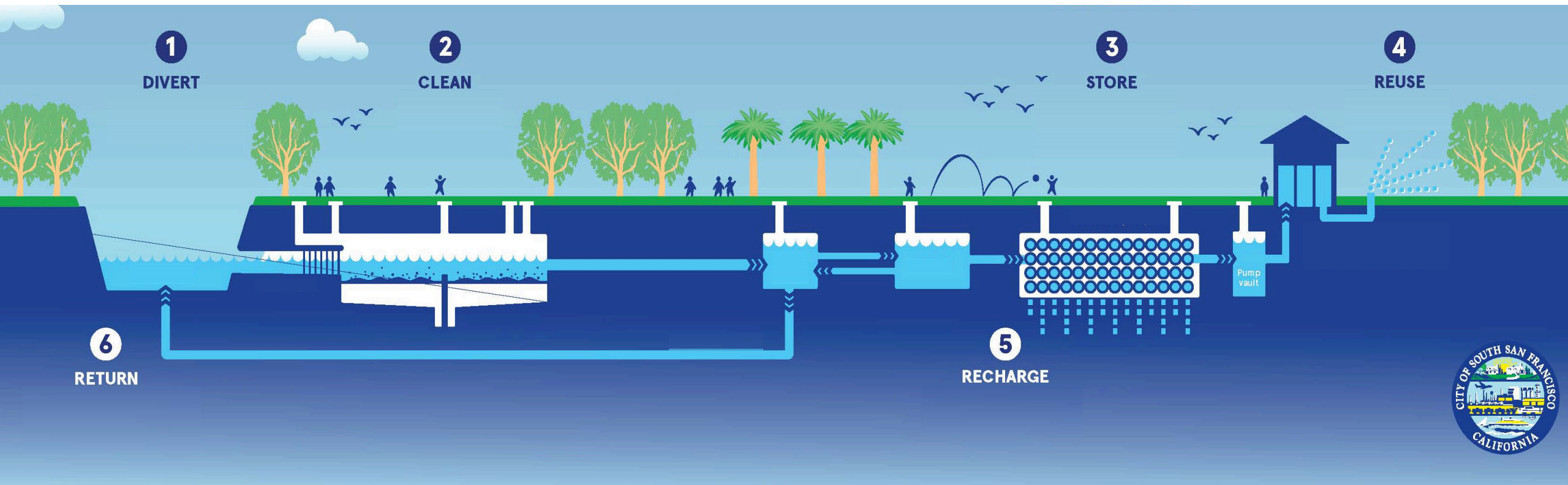
Jurisdiction	Drainage Area (acres)	
	Total	Impervious
Unincorporated County	1,340	82
South San Francisco	1,857	1,025
Colma	1,208	337
Pacifica	33	13
Daly City	1,869	964
San Bruno	38	16
Caltrans ROW	234	127
Total:	6,577	2,565



Project Configuration

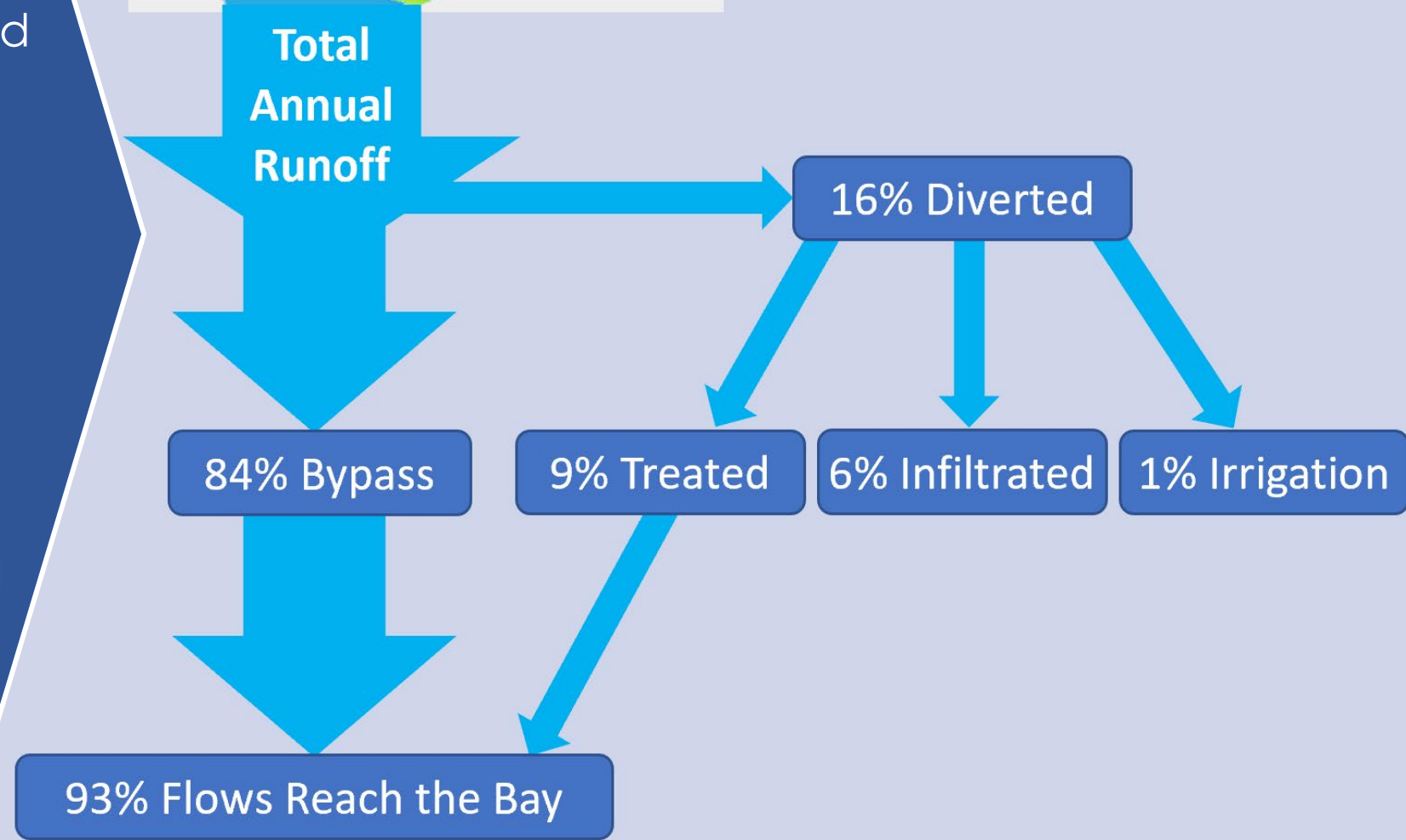


Project Configuration



ESTIMATED BENEFITS

- Water quality treatment provided to tributary watershed area
- 640 acre-feet of water diverted and cleaned annually
- **15 MG of potable water offset per year**
- **240 acre-feet of groundwater recharge annually**
- 10 grams of PCBs removed annually
- 30 grams of mercury removed annually





Groundbreaking ceremony



Pretreatment structure



Ultrafiltration system



Underground storage excavation



Underground storage module assembly

Concrete at Grit Chamber



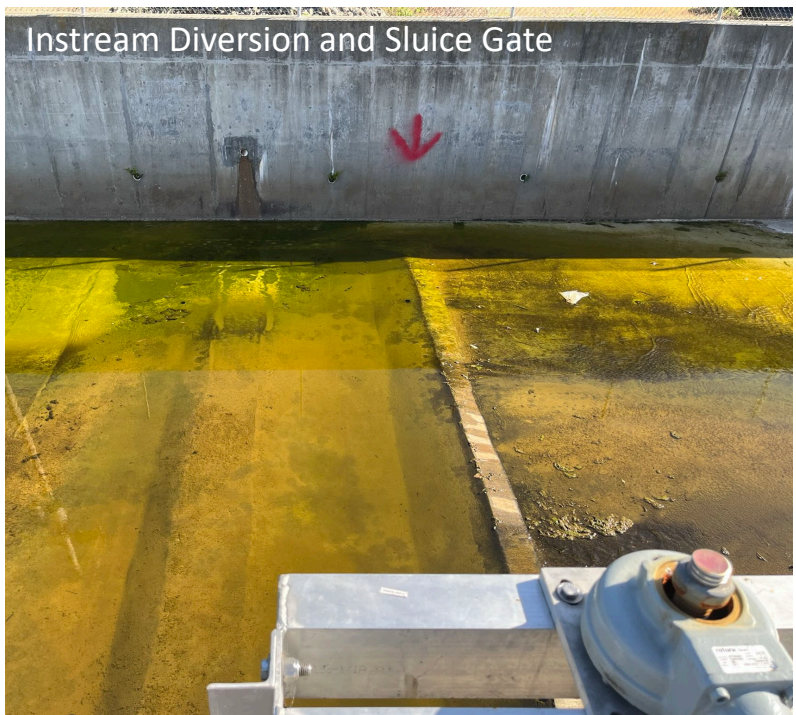
Instream Water Diversion
at Grit Chamber



Concrete Forms at Flow Splitter



Sawcut at Sluice Gate



Regulatory Environment

Municipal Regional Permit (MRP) 3.0

GSI Retrofit Requirements

- Each Permittee “shall implement, or cause to be implemented” green stormwater infrastructure (GSI) based on population.
- Table H-1 in the MRP shows the “greened acres” requirement by city and countywide.

Table H-1 from the Tentative Order

Permittee	2019 US Census Bureau Population Estimate	MRP 3 GSI Retrofit Assignment (acres)	% of Total	County Total (acres)
Atherton	7,137	0.43	1.0%	43.30
Belmont	26,941	1.62	3.7%	
Brisbane	4,671	0.28	0.6%	
Burlingame	30,889	1.85	4.3%	
Colma	1,489	0.20	0.5%	
Daly City	106,280	5.00	11.5%	
East Palo Alto	29,314	1.76	4.1%	
Foster City	33,901	2.03	4.7%	
Half Moon Bay	12,932	0.78	1.8%	
Hillsborough	11,387	0.68	1.6%	
Menlo Park	34,698	2.08	4.8%	
Millbrae	22,394	1.34	3.1%	
Pacifica	38,546	2.31	5.3%	
Portola Valley	4,568	0.27	0.6%	
Redwood City	85,925	5.00	11.5%	
San Bruno	42,807	2.57	5.9%	
San Carlos	30,185	1.81	4.2%	
San Mateo	104,430	5.00	11.5%	
San Mateo County	64,832	3.89	9.0%	
South San Francisco	67,789	4.07	9.4%	
Woodside	5,458	0.33	0.8%	

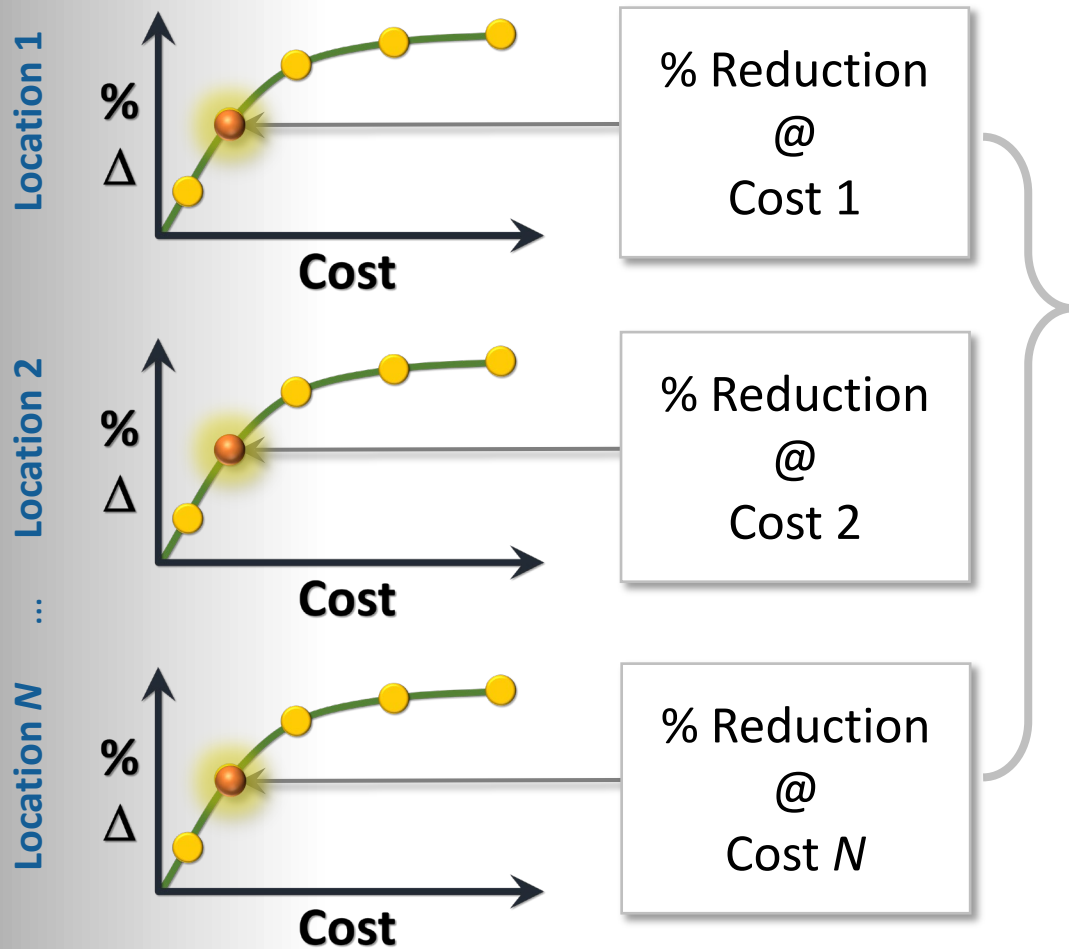
Municipal Regional Permit (MRP) 3.0

“The Permittees may meet the numeric retrofit requirements listed in Table H-1 of Attachment H on a countywide basis...

a Permittee may contribute substantially to such a green infrastructure project(s) outside of its jurisdiction and within its County.”

Individual

*Each Permittee is responsible for **individually** achieving the target load reduction*



Total Cost
(Proportional)

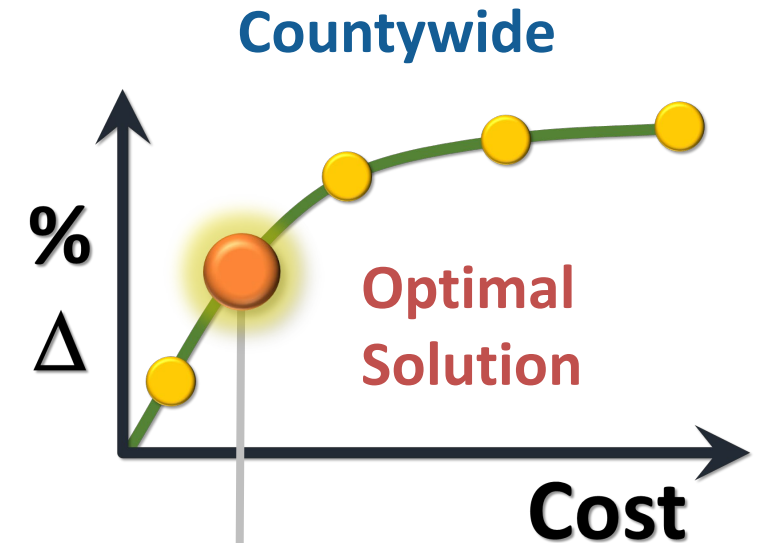
$$\sum_{k=0}^n Cost_k$$

>>

Total Cost_{Targeted}

Collaborative

*Optimization approach reduces total implementation cost by targeting specific source areas **across jurisdictional boundaries***



Regional Collaborative Program Framework White Paper (C/CAG, 2021)

“Average cost savings of approximately 60% to 75% per acre greened.”

Regional Collaborative Program Framework White Paper (C/CAG, 2021)

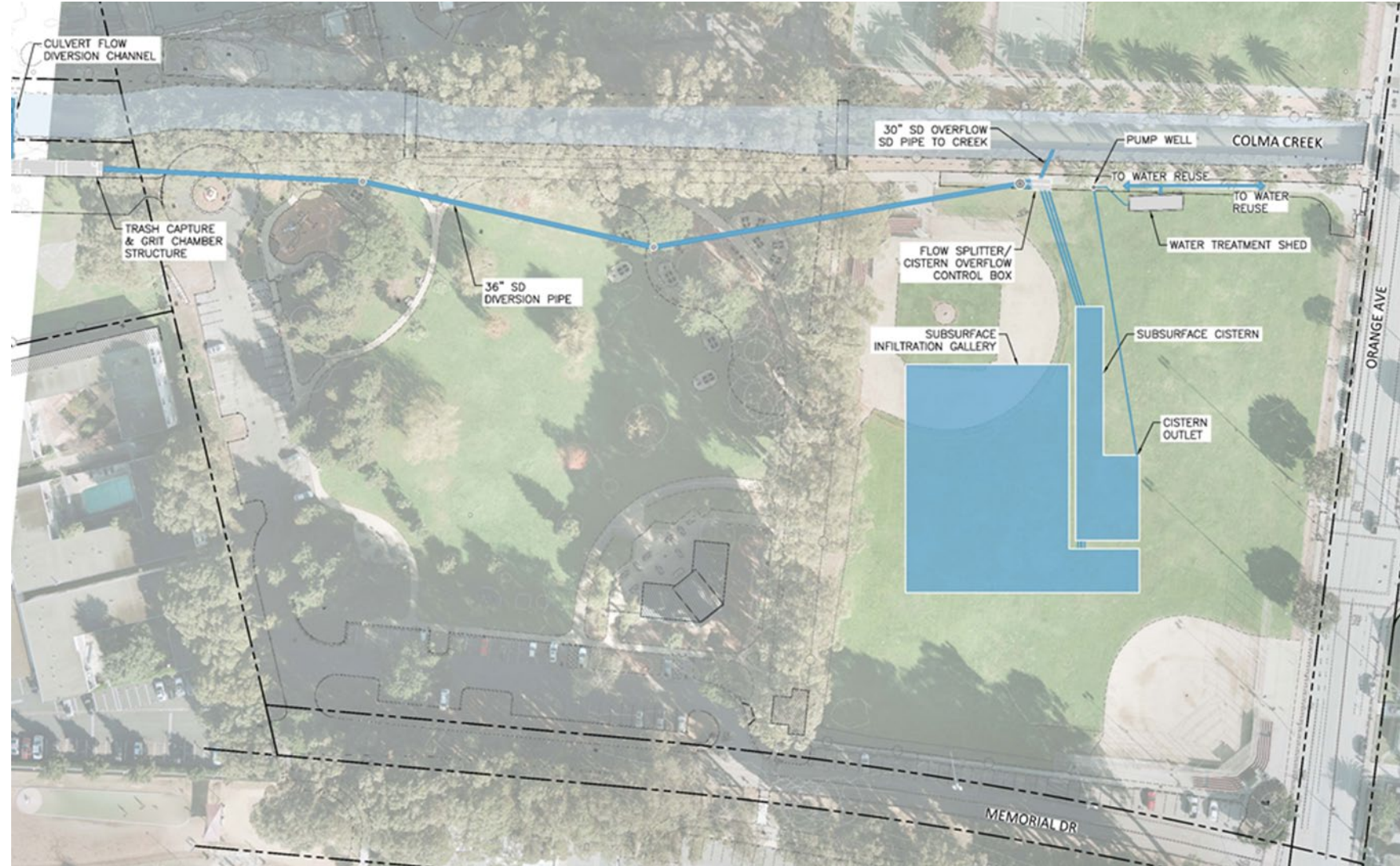
“When there is significant need for water quality improvements, a demanding compliance timeline, and substantial costs associated with traditional compliance, ... legal instruments like MOUs can be used to allow exchanges that are recognized by regulatory agencies as acceptable for compliance.”

Post-Construction O&M and Monitoring

Operations & Maintenance

Project Elements

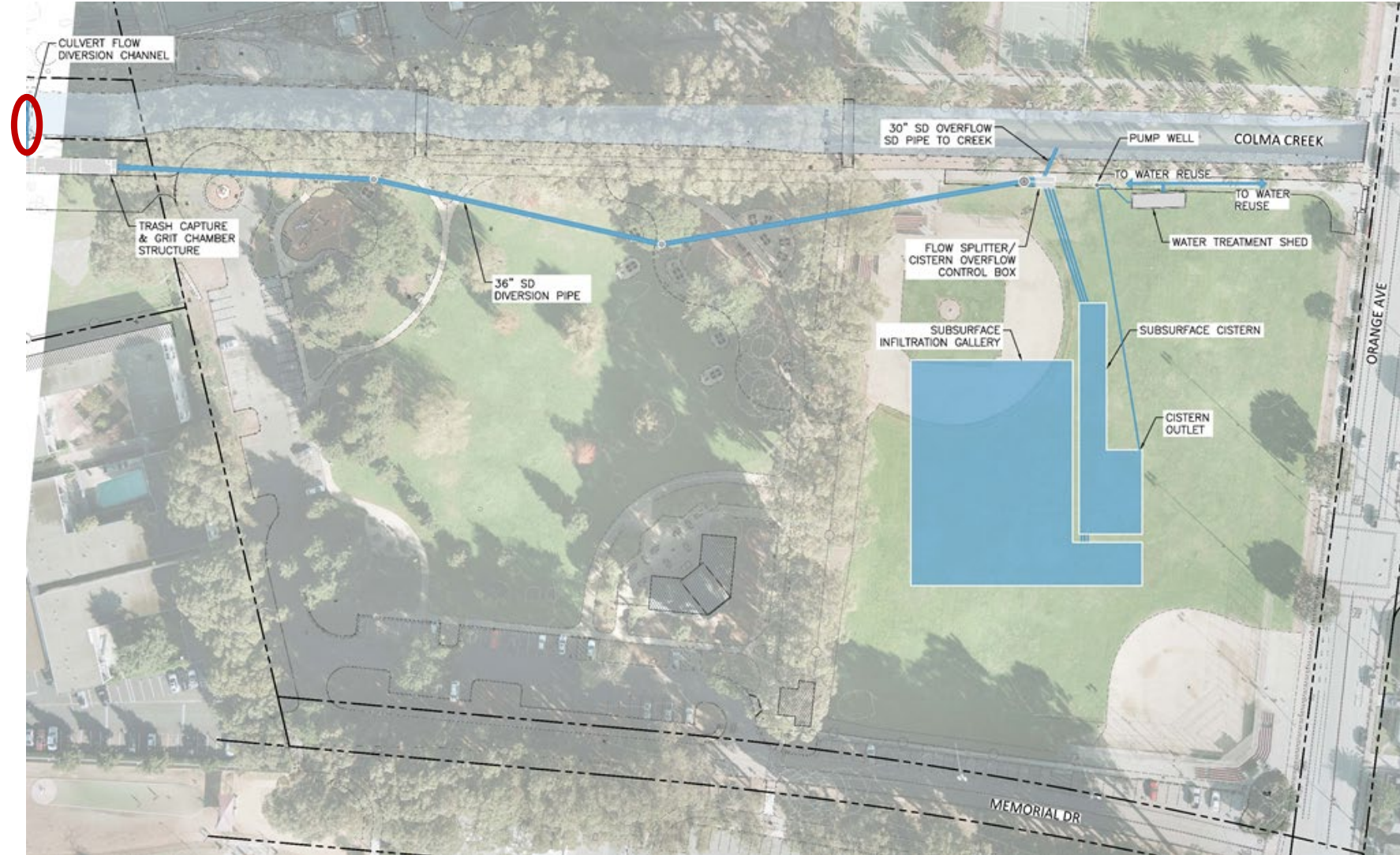
- Instream Diversion
- Grit/Trash Chamber
- Flow Splitter
- Cistern & Infiltration Gallery
- Water Quality Treatment Shed



Operations & Maintenance

Project Elements

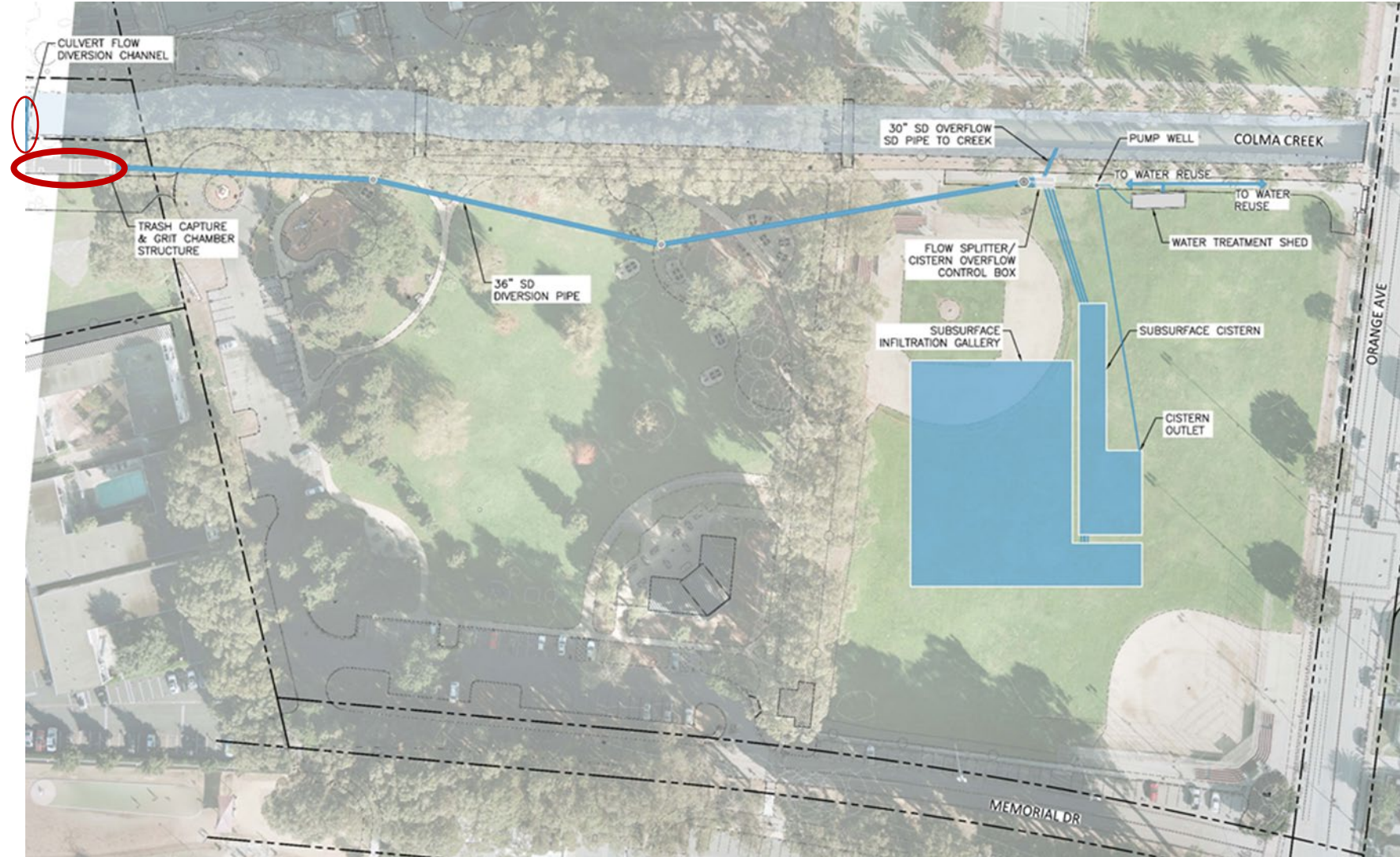
- **Instream Diversion**
- Grit/Trash Chamber
- Flow Splitter
- Cistern & Infiltration Gallery
- Water Quality Treatment Shed



Operations & Maintenance

Project Elements

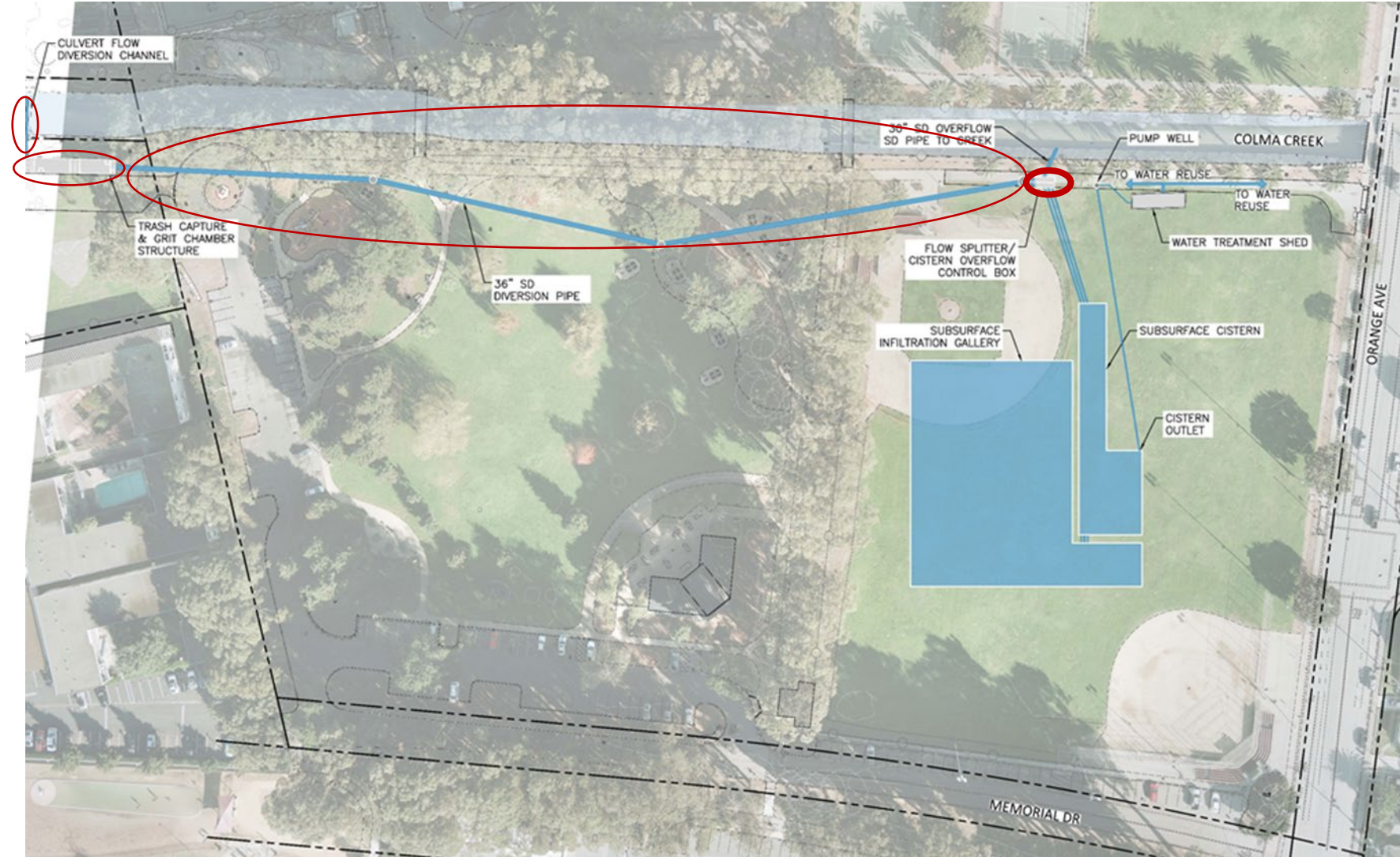
- Instream Diversion
- **Grit/Trash Chamber**
- Diversion Pipe
- Cistern & Infiltration Gallery
- Water Quality Treatment Shed



Operations & Maintenance

Project Elements

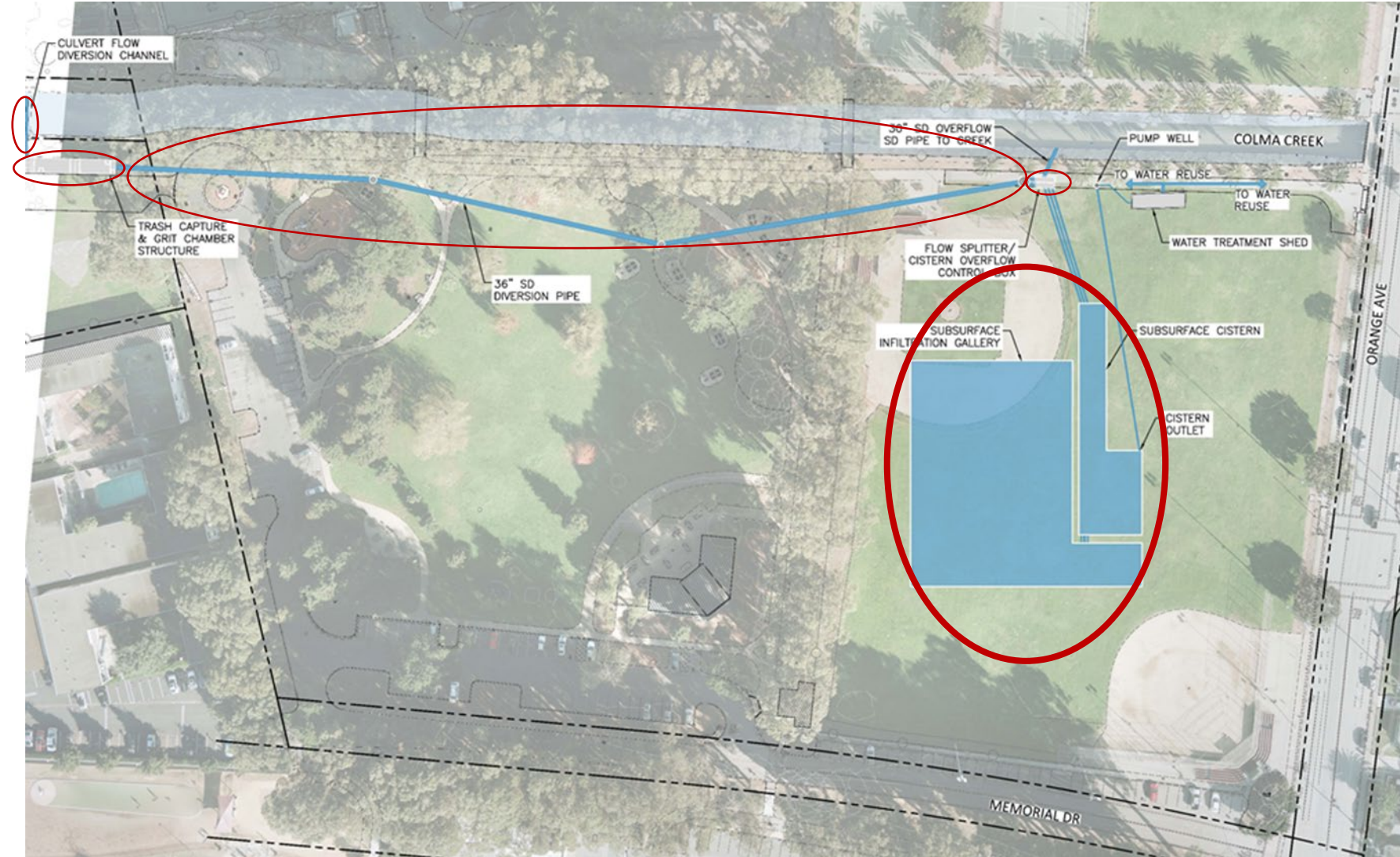
- Instream Diversion
- Grit/Trash Chamber
- **Flow Splitter**
- Cistern & Infiltration Gallery
- Water Quality Treatment Shed



Operations & Maintenance

Project Elements

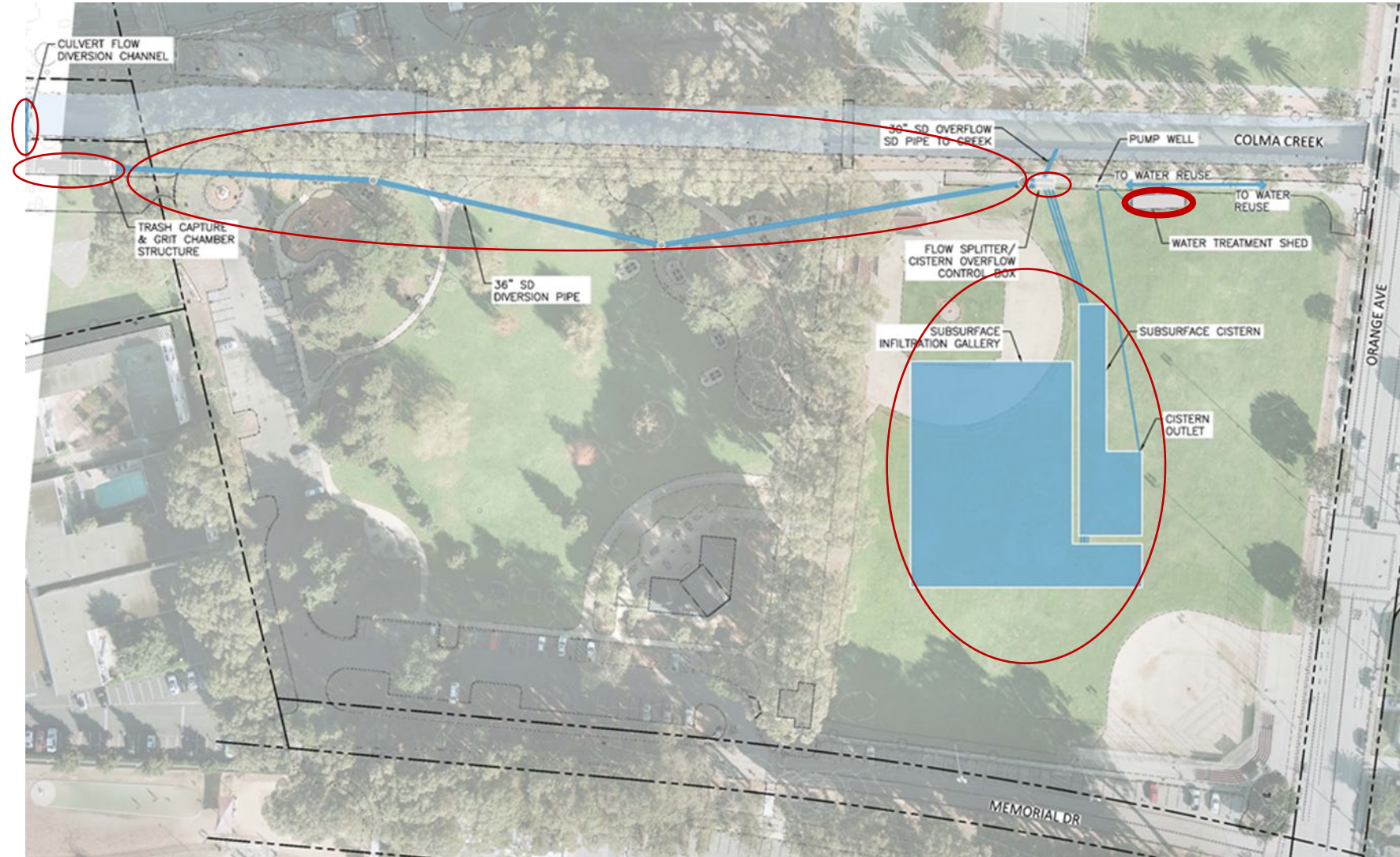
- Instream Diversion
- Grit/Trash Chamber
- Flow Splitter
- **Cistern & Infiltration Gallery**
- Water Quality Treatment Shed



Operations & Maintenance

Project Elements

- Instream Diversion
- Grit/Trash Chamber
- Flow Splitter
- Cistern & Infiltration Gallery
- **Water Quality Treatment Building**



Operations & Maintenance Estimates

Element	Frequency	Intensity
Instream Diversion	Monthly	Low
Grit/Trash Chamber	2 per year	High
Flow Splitter	After large storms	Low
Cistern	1 per 3-5 years	High
Infiltration Gallery	1 per 10+ years	High
Water Reuse System	Daily	Low

Permit Requirements for Monitoring

- Established primarily by the 401 Permit and Waste Discharge Requirements administered by the Bay Area Regional Water Board
 - **Water Quality Compliance Monitoring** (many constituents)
 - **Performance Monitoring** (PCB and Hg removal)
 - **Flow Monitoring** (water balance with fate of treated waters)
- The water reuse system is regulated by the City itself
 - **Water Reuse System Commissioning**

O&M and Monitoring Cost Estimates

**Annual post-construction costs
are expected to be in the range
of \$300,000 to \$500,000**

Collaborative Compliance

Individual Compliance

Individual compliance would result in smaller-scale green street and LID retrofit projects, which typically cost \$400-\$800K per impervious acre managed, roughly **10X more than regional projects**.

Cost to “Build Your Own”

Permittee	MRP 3 GSI Retrofit Assignment (acres)	5-year Cost of Individual Compliance
Atherton	0.43	\$ 258,000
Belmont	1.62	\$ 972,000
Brisbane	0.28	\$ 168,000
Burlingame	1.85	\$ 1,110,000
Colma	0.20	\$ 120,000
Daly City	5.00	\$ 3,000,000
East Palo Alto	1.76	\$ 1,056,000
Foster City	2.03	\$ 1,218,000
Half Moon Bay	0.78	\$ 468,000
Hillsborough	0.68	\$ 408,000
Menlo Park	2.08	\$ 1,248,000
Millbrae	1.34	\$ 804,000
Pacifica	2.31	\$ 1,386,000
Portola Valley	0.27	\$ 162,000
Redwood City	5.00	\$ 3,000,000
San Bruno	2.57	\$ 1,542,000
San Carlos	1.81	\$ 1,086,000
San Mateo	5.00	\$ 3,000,000
San Mateo County	3.89	\$ 2,334,000
South San Francisco	4.07	\$ 2,442,000
Woodside	0.33	\$ 198,000

* Assumes \$600K per greened acre

Collaborative Compliance

Collaborative compliance would result in **much less expensive** contributions for O&M of the Orange Memorial Park project.

Cost to Contribute to Orange Memorial Park

Permittee	MRP 3 GSI Retrofit Assignment (acres)	5-year Cost of Collaborative Compliance
Atherton	0.43	\$ 20,000
Belmont	1.62	\$ 75,000
Brisbane	0.28	\$ 13,000
Burlingame	1.85	\$ 85,000
Colma	0.20	\$ 9,000
Daly City	5.00	\$ 231,000
East Palo Alto	1.76	\$ 81,000
Foster City	2.03	\$ 94,000
Half Moon Bay	0.78	\$ 36,000
Hillsborough	0.68	\$ 31,000
Menlo Park	2.08	\$ 96,000
Millbrae	1.34	\$ 62,000
Pacifica	2.31	\$ 107,000
Portola Valley	0.27	\$ 12,000
Redwood City	5.00	\$ 231,000
San Bruno	2.57	\$ 119,000
San Carlos	1.81	\$ 84,000
San Mateo	5.00	\$ 231,000
San Mateo County	3.89	\$ 180,000
South San Francisco	4.07	\$ 188,000
Woodside	0.33	\$ 15,000

* Assumes \$400K in annual post-construction costs

Collaborative Compliance

The City of South San Francisco, OneShoreline, and C/CAG are discussing an agreement between all Permittees to provide O&M funding for the Orange Memorial Park project in exchange for credits toward meeting the countywide GSI retrofit requirements in MRP 3.0

Thank you!

NEXT MEETING:

Tuesday, September 13, 2022

3:00 p.m.