

# Board of Directors Meeting

## San Mateo County Flood and Sea Level Rise Resiliency District

### **AGENDA**

**April 24, 2023**

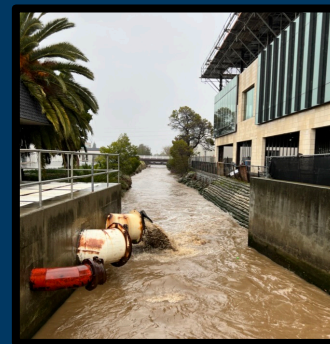
**4:00 PM**

- 1. Roll Call**
- 2. Public Comment \*** Persons wishing to address the Board on District-related matters not on this Agenda may speak for up to two minutes; comments on Agenda items shall be heard during that item for up to two minutes.
- 3. Action to Set the Agenda \***
- 4. Regular Business**
  - A. Discuss the District's Draft *Planning Guidance Policy to Protect and Enhance Bay Shoreline Areas of San Mateo County*, available at [OneShoreline.org](https://www.oneshoreline.org) for public comments through May 19, 2023
  - B. Approve the Second Amended and Restated Joint Powers Agreement for the San Francisquito Creek Joint Powers Authority
- 5. Chair's Report \***
- 6. CEO's Report \***
- 7. Board Member Reports and Items for a Future Agenda \***
- 8. Adjournment**

## Agenda Item 4A – Draft *Planning Guidance Policy to Protect and Enhance Bay Shoreline Areas of San Mateo County*

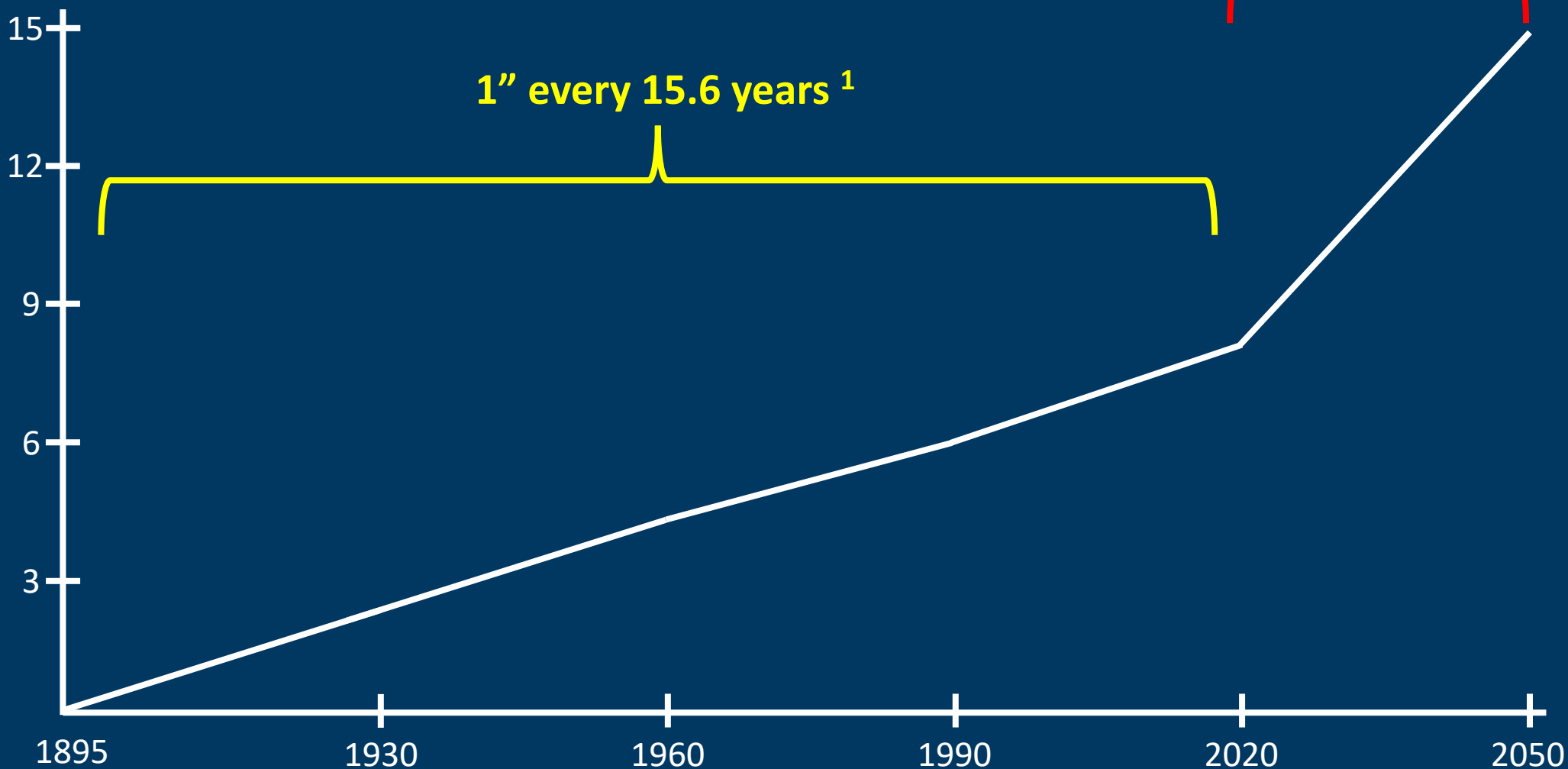
### Why develop a Planning Guidance Policy? Why now?

- Our climate has already changed, and the pace of that change is not slowing.
  - Since OneShoreline was established, CA had the 3 driest years on record followed by the 3 wettest weeks on record. This was no different in San Mateo County, where this “new normal” will increase flooding, particularly in low-lying areas near SF Bay affected by continued sea level rise.
- The core planning documents of local jurisdictions – a general plan, specific plan, and zoning ordinance – guide where and how development should occur, but do not yet account for this new normal.
- If that doesn’t change, new developments intended to function for decades will not be resilient to future conditions and will need to be retrofitted to protect those assets and enable regional resilience.
- This is pressing as there are many proposed large Bayside developments.



# Historic and projected average sea level rise in San Francisco Bay

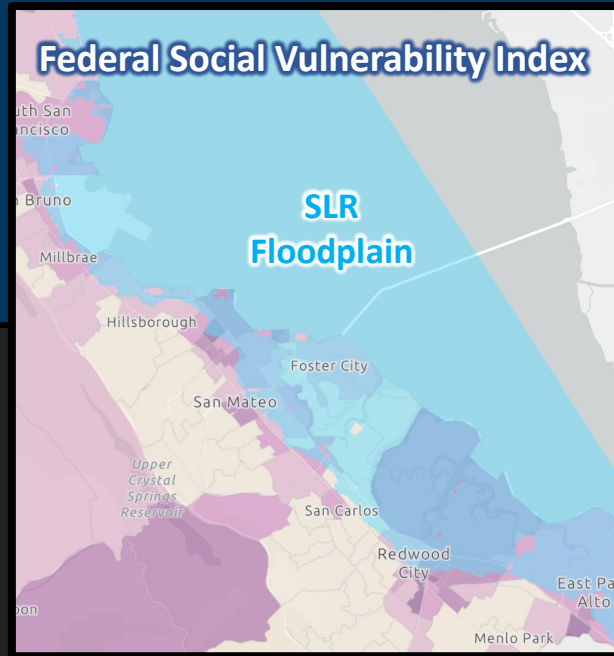
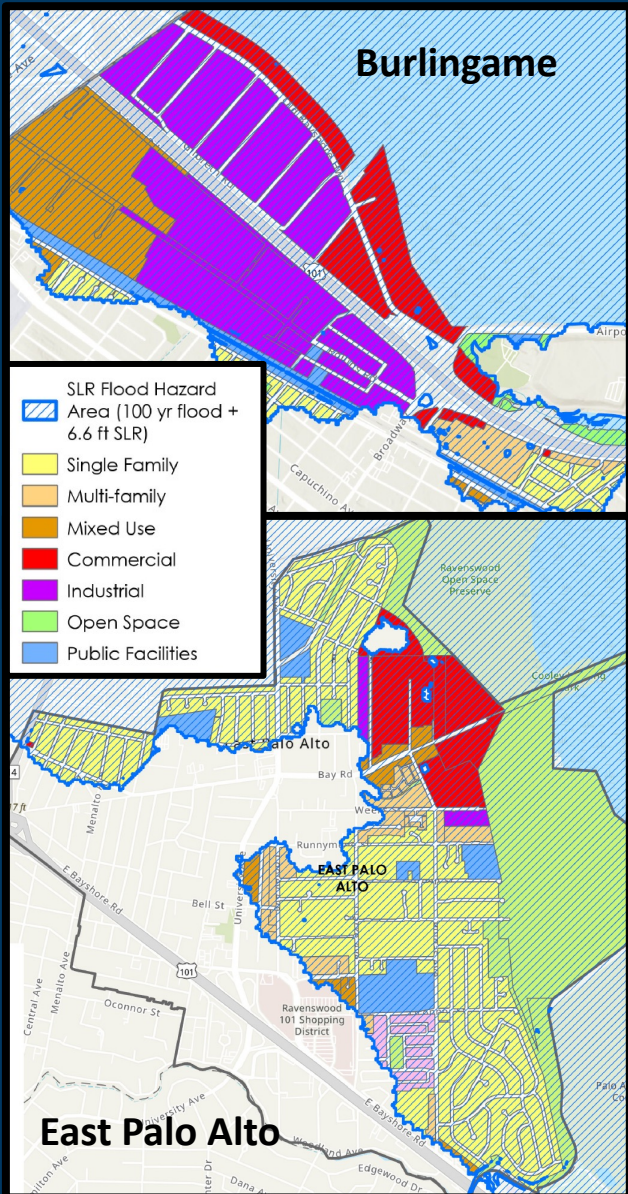
Approximate mean water level relative to 1895 (in inches)



<sup>1</sup> NOAA, 2017

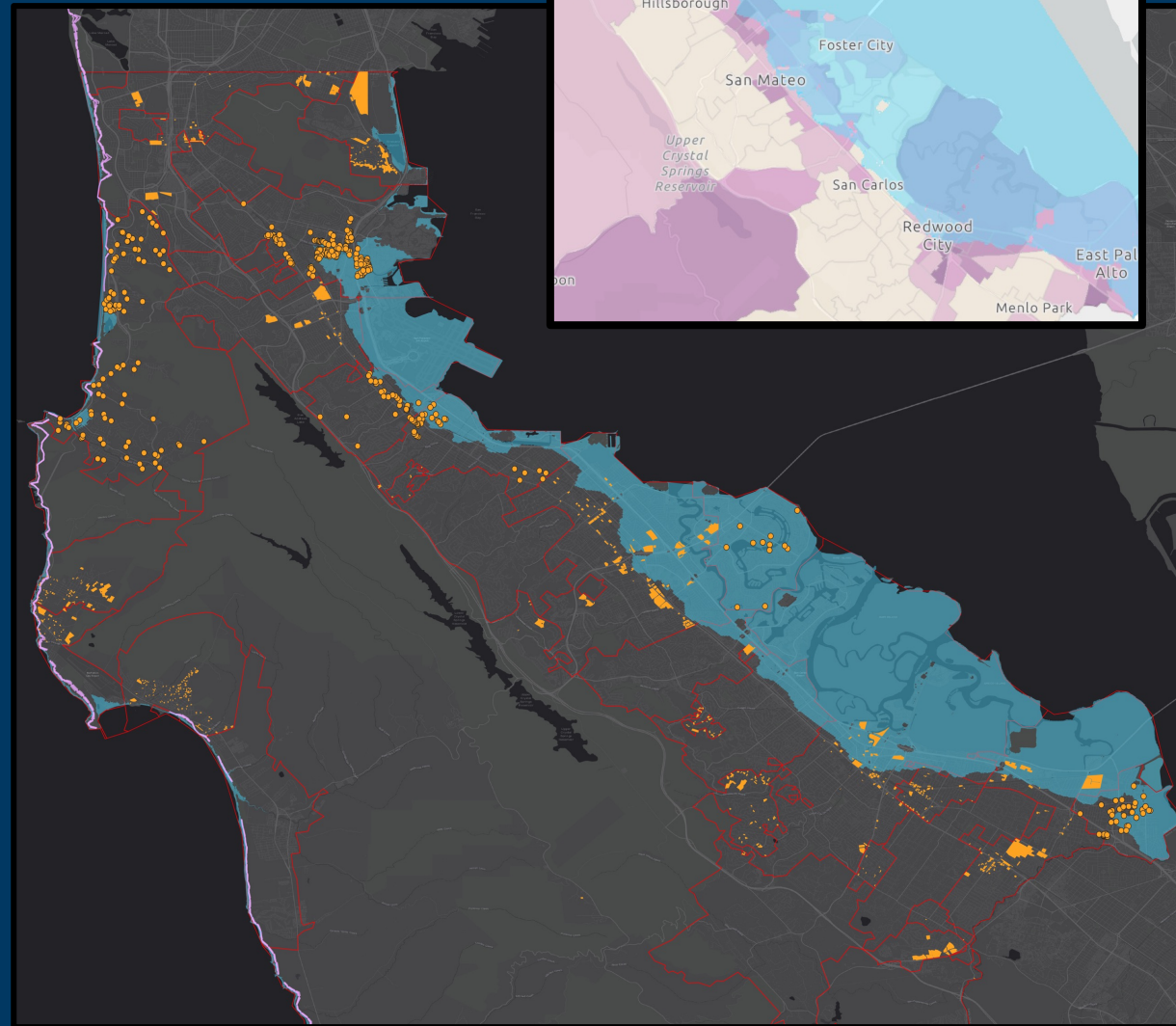
<sup>2</sup> NOAA, 2022, Intermediate Scenario

# Why develop a Planning Guidance Policy?



Proposals by San Mateo County and 12 of the cities within it to comply with State RHNA requirements.

- 43% proposed units are in the current or future floodplain or coastal erosion zone.
- 38% of proposed affordable units are in these areas.
- Jurisdictions face significant pressures to build housing, so it's not whether you build but whether you build in climate resilience.



# The Road to the Planning Guidance Policy

2021

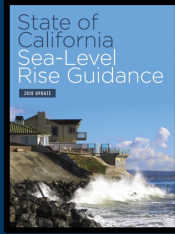
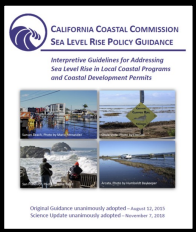
 **Adaptation Clearinghouse**  
POWERED BY THE GEORGETOWN CLIMATE CENTER AND USERS LIKE YOU

**Policy Approaches for  
Bayfront Resilience in San  
Mateo County**

December 6, 2021



**Boston, Broward Co,  
Kauai, Norfolk, NYC,  
Rhode Island**






2022 & early 2023



**BURLINGAME ZONING ORDINANCE**

"Burlingame Municipal Code Title 25"



**Planning Guidance Policy**  
To Protect and Enhance  
Bay Shoreline Areas of San Mateo County  
April 19, 2023 Public Draft

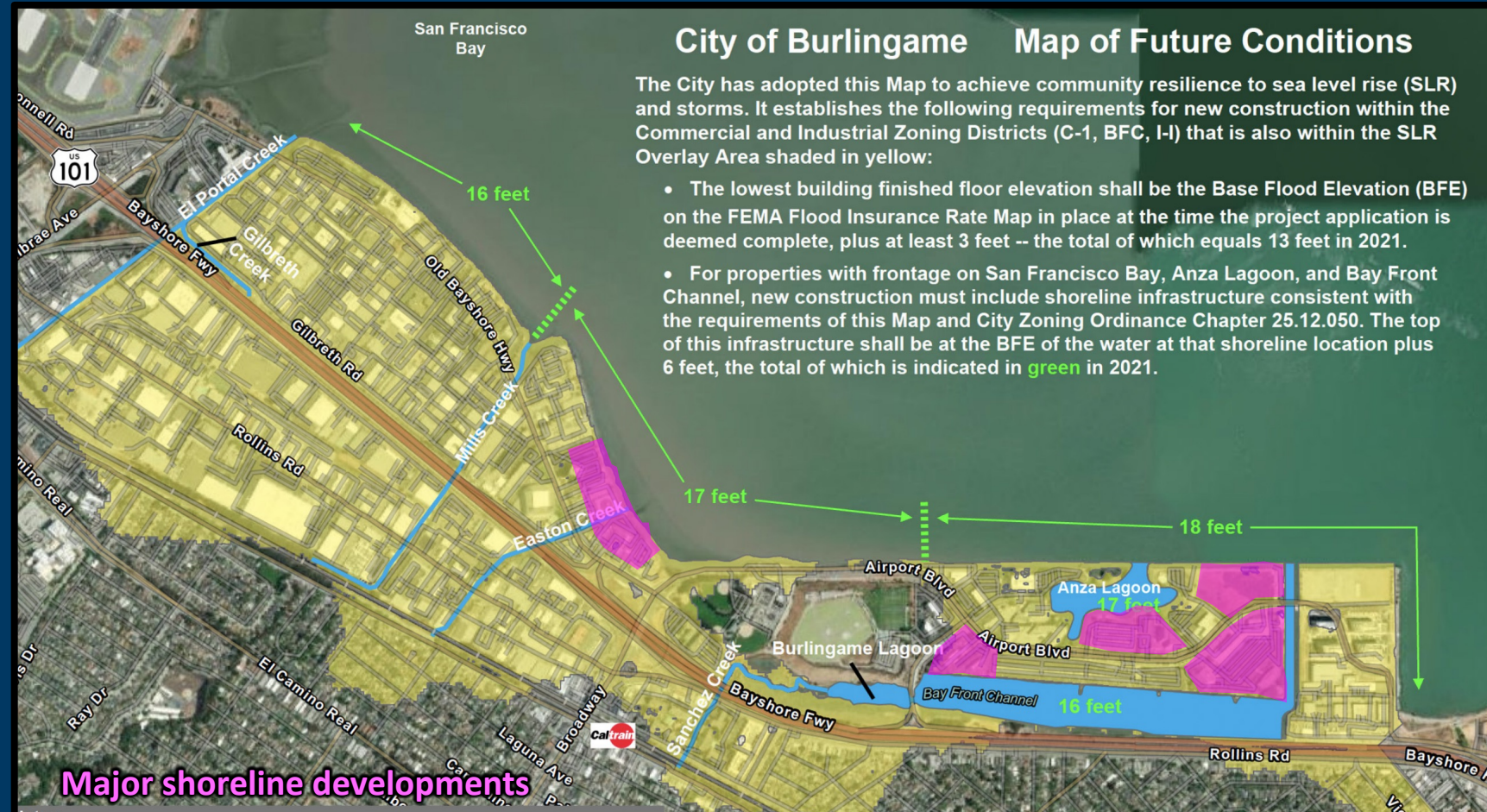
SAN MATEO COUNTY FLOOD AND SEA LEVEL RISE RESILIENCY DISTRICT  
OneShoreline.org 1700 S. El Camino Real, Suite 502, San Mateo, CA 94402

[OneShoreline.org/planning-guidance](https://Oneshoreline.org/planning-guidance)

# Burlingame Zoning Ordinance

Goal: Enable developments to function for their intended lifespan and contribute to the resilience of adjacent areas in the context of OneShoreline's regional resilience project.

- First city in the Bay Area to incorporate into its zoning ordinance requirements to support SLR resilience
- Key elements:
  - Buffer zone
  - Shoreline protection infrastructure
  - Min. first floor elevation
  - Stormwater drainage
  - Public access
  - Maintenance
  - Real estate disclosures



# What is the Planning Guidance Policy?

A standardized, evolving resource for jurisdictions to account for climate-driven future conditions in general plans, specific plans, and zoning ordinances, and review of new private developments.

It is also intended to be a resource for individuals and organizations that follow land use planning and development in the Bay shoreline area of San Mateo County. And, we hope it can serve as a model for other jurisdictions with similar challenges.

## What it is

- Voluntary guidance
- Actionable template
- Focused on new/substantial private development
- Evolving

## What it isn't

- Mandatory regulations
- A reference document only
- Focused on existing or public development
- Static

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How to use the Planning Guidance Policy and introduction of the Bay Protection Standard

Implementation: OneShoreline's proposed role in technical assistance and local development review

Template language for General/Specific Plans

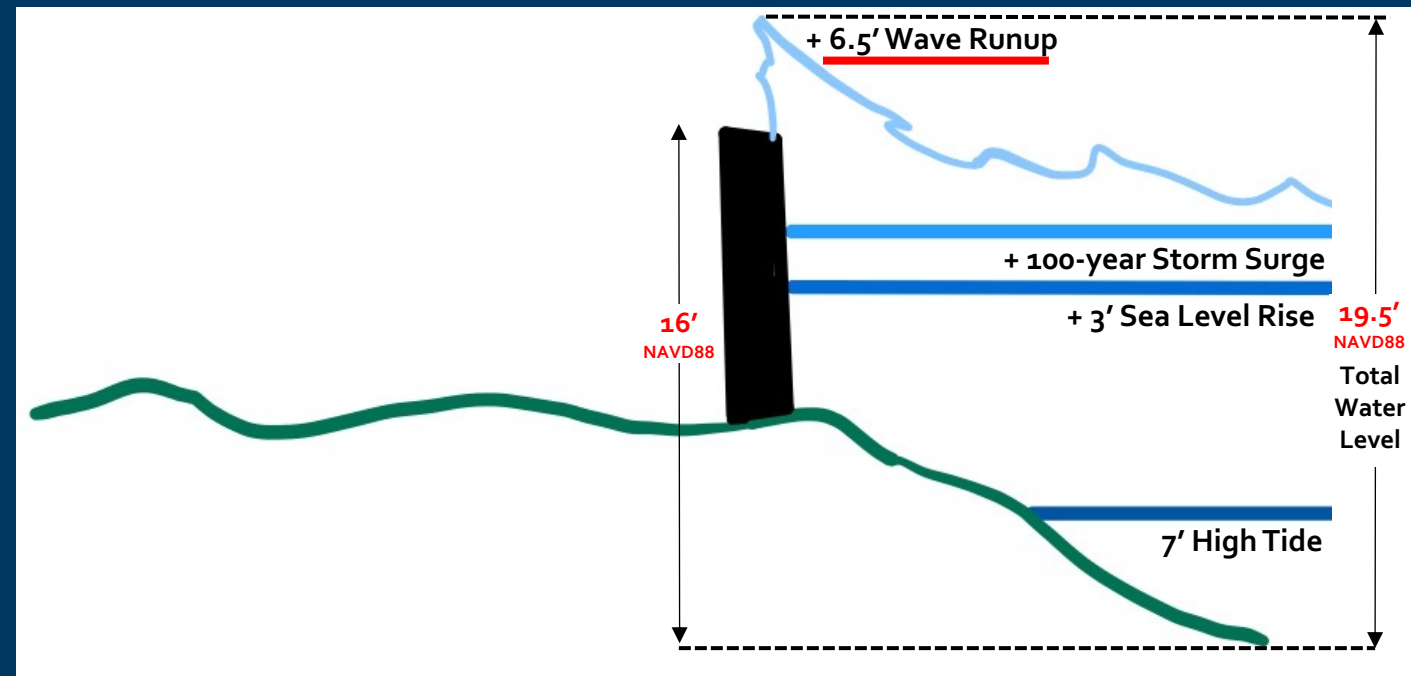
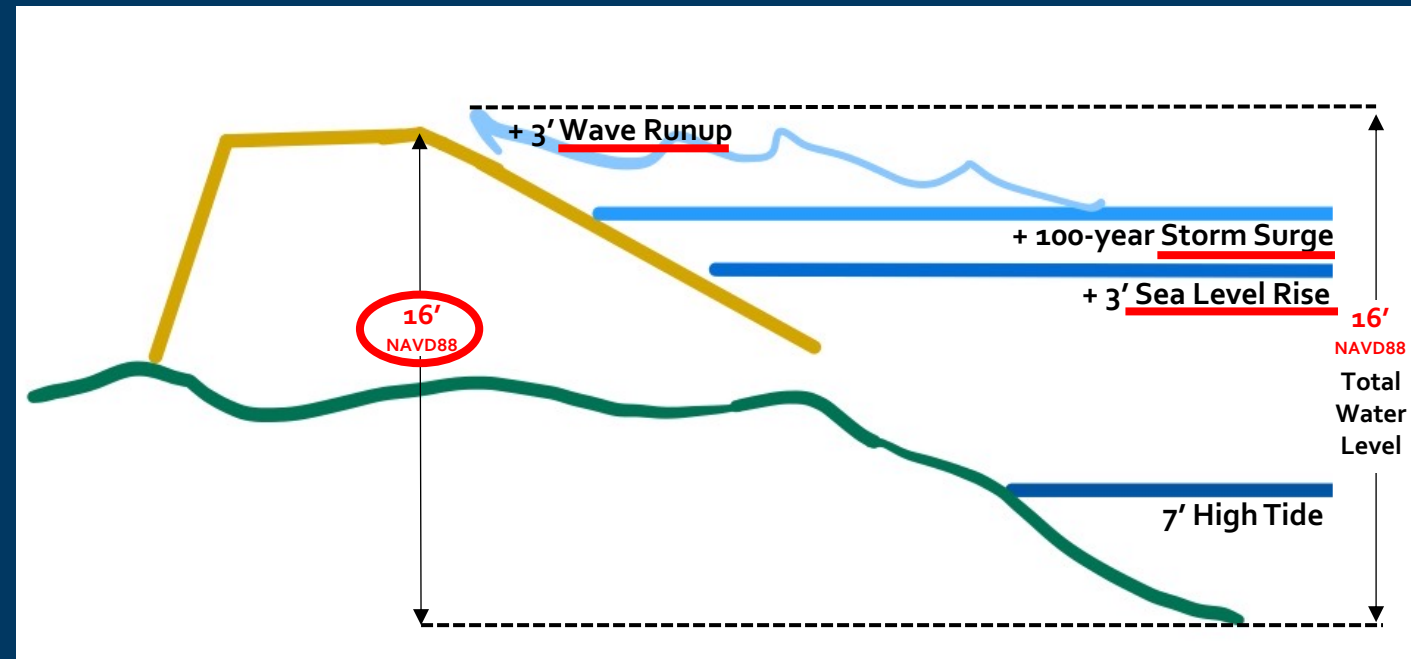
Template language for Zoning Ordinances:

- Applicability – exemptions for low-density housing
- Creek and Bay Buffer Zones
- Shoreline Protection
- Elevating Development
- Stormwater Drainage
- Shallow Groundwater Rise
- Exceptions

Template language for approvals of specific development projects

## OneShoreline's Bay Protection Standard: levels of protection provided

- OneShoreline's desired elevation at the top of new FEMA-accredited shoreline protection infrastructure
- FEMA Base Flood Elevation + 6 feet



## **OneShoreline's Bay Protection Standard: the responsibility of developers**

**Recommend that new private development projects fronting the Bay:**

**1. Include shoreline infrastructure built to the Bay Protection Standard**

**OR**

**2. Provide space (within buffer zone) and land rights to enable a City, the County, or OneShoreline to build to the Bay Protection Standard later**



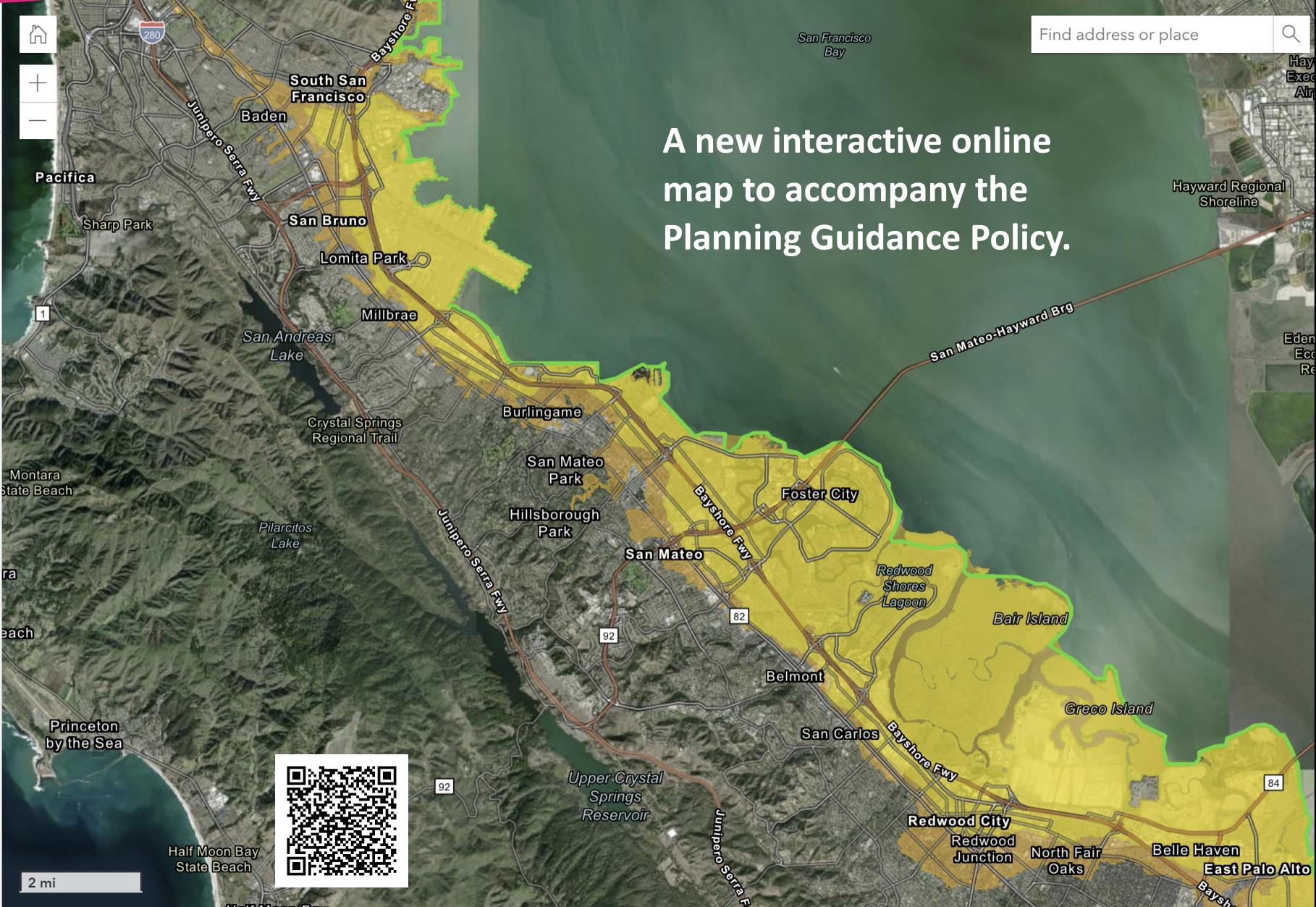
# OneShoreline Bayside Map of Future Conditions

OneShoreline's Bay Protection Standard

- SFO Shoreline
- All Other Areas of County Shoreline

Sea Level Rise Overlay District

Shallow Groundwater Rise Overlay District



A new interactive online map to accompany the Planning Guidance Policy.



# OneShoreline Bayside Map of Future Conditions

OneShoreline's Bay Protection Standard

17 ft NAVD88

The "OneShoreline's Bay Protection Standard" layer contains information on the numeric value of the Bay Protection Standard along the San Mateo County Bay shoreline. Click on the line at the shoreline location of interest and a pop-up box will display the Bay Protection Standard value.

As discussed further in the introductory pages of the OneShoreline Planning Guidance Policy, OneShoreline's Bay Protection Standard is the Base Flood Elevation (BFE) of San Francisco Bay plus 6 feet. The BFE is defined by the Federal Emergency Management Agency (FEMA) as the water-surface elevations of the 1% annual-chance (or commonly called "100-year") flood. In coastal areas impacted by waves, the BFE incorporates tides, storm surge, and wave heights. You can learn more about how FEMA derives its coastal BFE values [here](#).

Based on [the current FEMA Federal Insurance Rate Maps \(FIRMs\) published for San Mateo County in 2019](#), the BFE Bay water level along the shoreline ranges from 10 feet to 16 feet NAVD88 (the acronym for the national elevation standard). Therefore, OneShoreline's Bay Protection Standard ranges from 16 feet to 22 feet NAVD88 along the County Bay shoreline.

The San Francisco International Airport (SFO) is currently developing a Shoreline Protection Program to protect the Airport's assets and operations from flooding from a 100-year storm surge and future sea level rise due to climate change. For more information, please refer to [the Program's website](#).

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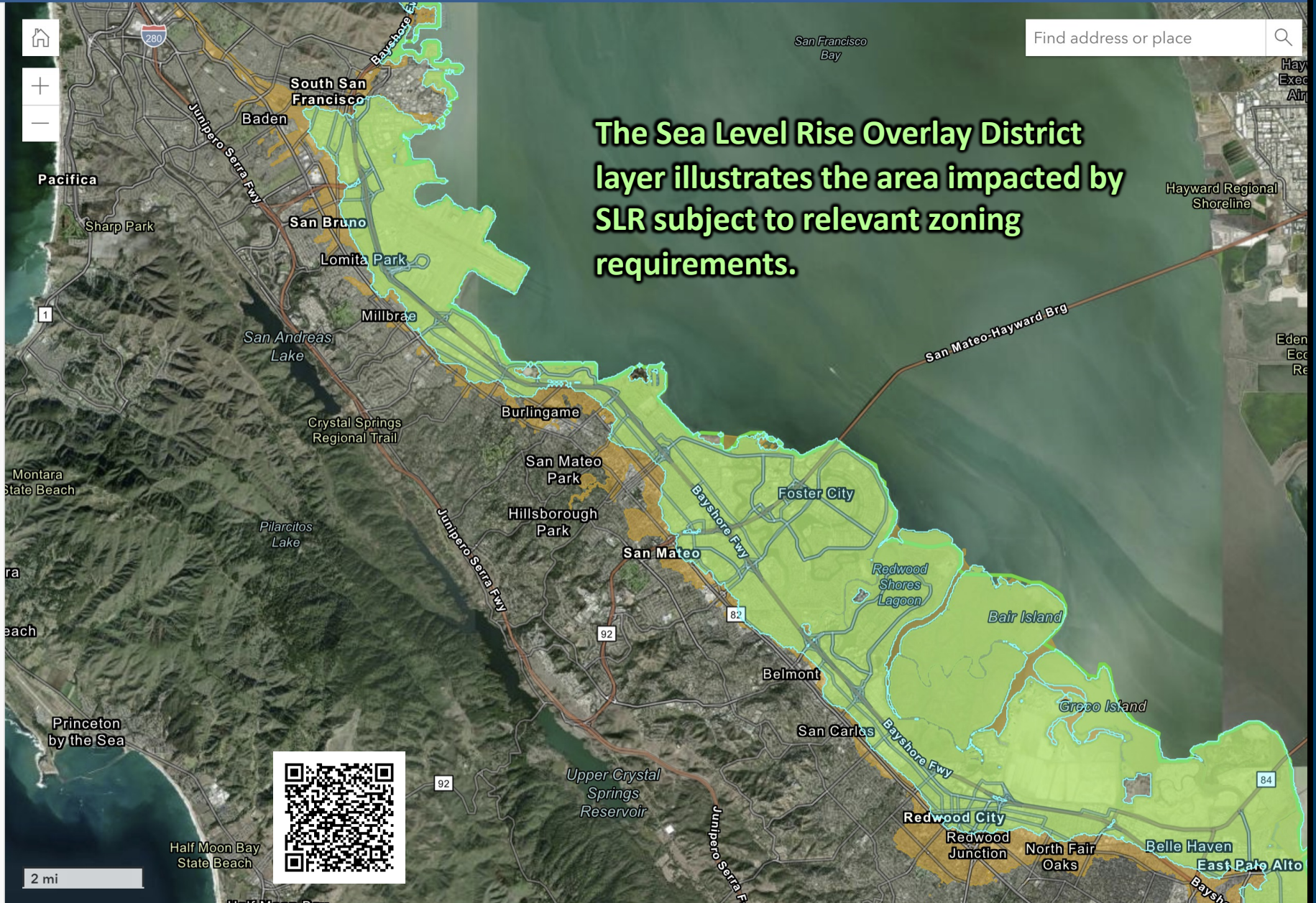
# OneShoreline Bayside Map of Future Conditions

## Sea Level Rise Overlay District

The Sea Level Rise Overlay District layer illustrates the proposed boundary of the Sea Level Rise Overlay District proposed in Chapter III of the OneShoreline Planning Guidance Policy. As defined in the guidance document, the Sea Level Rise Overlay District includes the area identified in the [Our Coast, Our Future Hazard Map](#) as the 100-year flood plus 6.6 feet of sea level rise (based on [modeling results](#) from the U.S. Geological Survey). The Sea Level Rise Overlay District is intended to protect the community from existing and future overland flooding resulting from sea level rise.

Zoom

## Shallow Groundwater Rise Overlay District



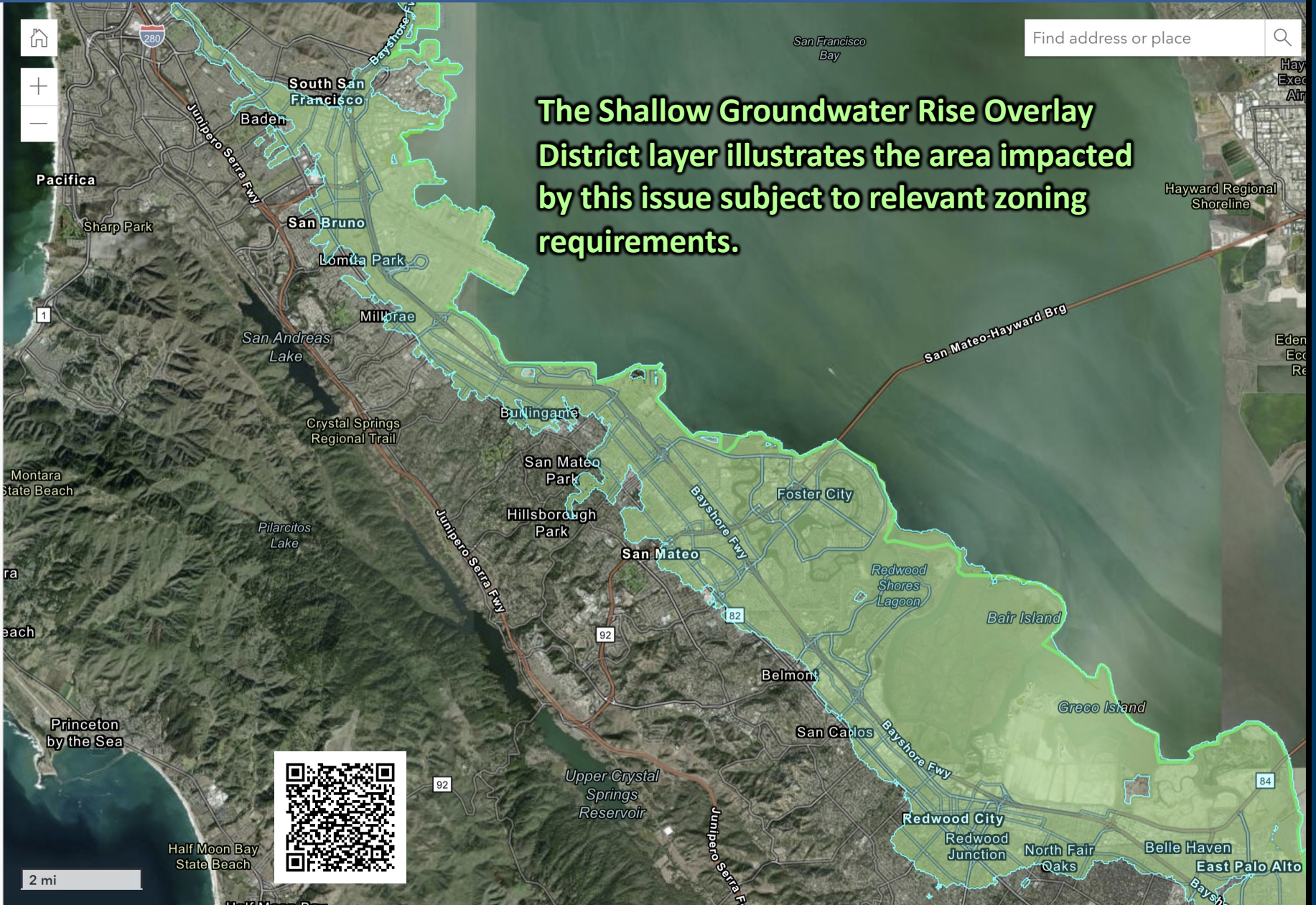
**The Sea Level Rise Overlay District layer illustrates the area impacted by SLR subject to relevant zoning requirements.**

# OneShoreline Bayside Map of Future Conditions

## Shallow Groundwater Rise Overlay District

The Shallow Groundwater Rise Overlay District layer illustrates the proposed boundary of the Shallow Groundwater Rise Overlay District proposed in Chapter III of the OneShoreline Planning Guidance Policy. As defined in the guidance document, the Shallow Groundwater Rise Overlay District includes the area identified in the [Our Coast, Our Future Hazard Map](#) that may experience shallow (water table between 1-2m depth) to emergent (water table at surface) groundwater with 6.6 feet of sea level rise, assuming a moderate groundwater flow factor (based on [modeling results](#) from the U.S. Geological Survey). Given that rising groundwater is a rapidly emerging area of research, these assumptions may be adjusted in the future to be more or less conservative, which may result in an updated recommended Shallow Groundwater Rise Overlay extent in the future. The Shallow Groundwater Rise Overlay District is intended to protect the community from existing and future subsurface threats from the response of shallow groundwater to sea level rise, including buoyancy, seepage, infiltration, liquefaction, corrosion, and contaminant mobilization hazards.

Zoom



**The Shallow Groundwater Rise Overlay District layer illustrates the area impacted by this issue subject to relevant zoning requirements.**

## Two areas where more detailed info and template text is needed

- **Stormwater Drainage**

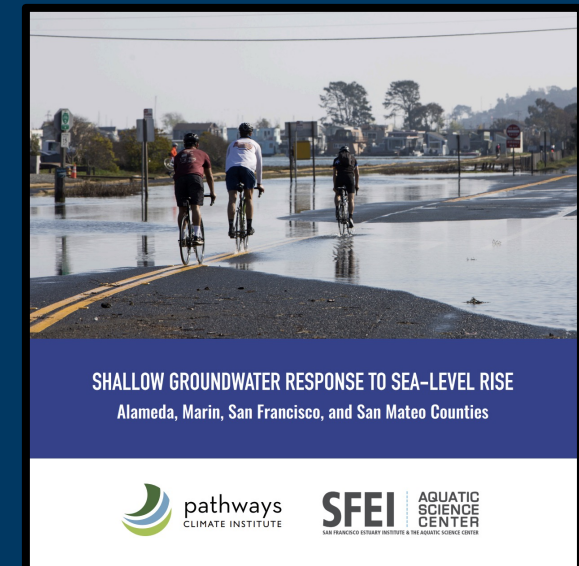
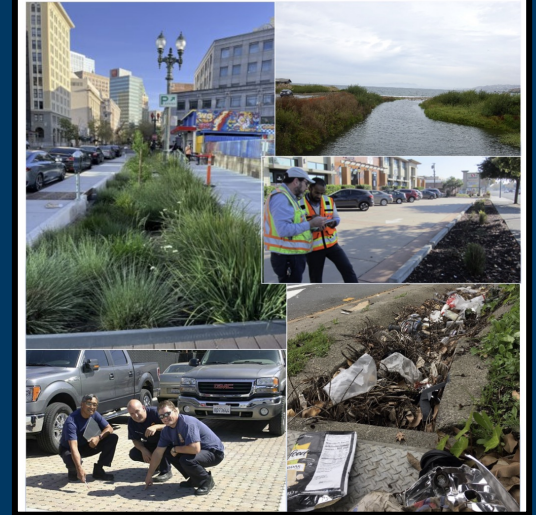
- The Planning Guidance Policy includes template language based on consultation with multiple cities, a review of city municipal codes, and local studies and the regional stormwater permit.
- There is still a need for a dedicated effort among the cities, County, C/CAG, and OneShoreline to update relevant data and establish standards to address climate impacts.

- **Shallow Groundwater Rise**

- Template language in the Policy is relatively high-level, aimed at incorporating into design the impacts of shallow groundwater rise, which is anticipated to occur earlier and farther inland than coastal overland flooding

California Regional Water Quality Control Board  
San Francisco Bay Region  
Municipal Regional Stormwater NPDES Permit

Order No. R2-2022-0018  
NPDES Permit No. CAS612008  
May 11, 2022



SHALLOW GROUNDWATER RESPONSE TO SEA-LEVEL RISE  
Alameda, Marin, San Francisco, and San Mateo Counties



# Document Development Process

- **General Plan:**
  - **In depth review of existing Climate Change and SLR policies for San Mateo County Shoreline Jurisdictions**
  - **Broad review of relevant planning documents around the U.S.**
- **Key Zoning Amendment References:**
  - **City of Boston Coastal Flood Resilience Overlay District (Article 25A)**
  - **City of Burlingame Public Access, Flood and Sea Level Rise Performance Guidelines (25.12.050)**
  - **City of South San Francisco Flood Plain/Sea Level Rise Overlay District (20.180)**
  - ***Shallow Groundwater Response to Sea-Level Rise: Alameda, Marin, San Francisco, and San Mateo Counties* (prepared by Pathways Climate Institute and San Francisco Estuary Institute)**

# Document Development Process

- **Local Agency Outreach**

- **Public Review Draft incorporates over 300 comments received from 10 Shoreline cities, San Mateo County, BCDC, C/CAG, the San Francisco Estuary Institute, and two consulting firms as technical reviewers**

- **Comment themes:**

- **Applicability Thresholds**

- **Capital Project Planning**

- **Existing Development**

- **Equity**

- **Low-density Residential Development**

- **Buffer Zone and Overlay- Affected Areas**

- **Site Grading and Integration of Elevated Sites**

- **Natural Infrastructure and Habitat Protection**

- **Public Access**

- **OneShoreline Protection Standard vs SLR BFE**

- **Stormwater**

- **Implementation**

## Recommended Implementation Process

- **Local jurisdictions review Planning Guidance Policy**
- **Study local extents of SLR and Groundwater Rise Overlay Districts to understand context**
- **Conduct community outreach**
- **Integrate template policies into general plans and zoning text amendments into zoning ordinances**
- **Receive feedback from local decision-making bodies: City Council, County Board of Supervisors, Planning Commissions, etc.**
- **Adopt local resilience policies and regulations as a stand-alone initiative, or in concert with planned general plan and zoning code updates if those updates are imminent**

# OneShoreline's Recommended Role in Technical Assistance and Local Development Review

OneShoreline can provide cities and the County with technical assistance, including:

- presenting to governing bodies and commissions
- providing data regarding vulnerabilities and vulnerable areas
- reviewing and providing comments on long-range planning initiatives, capital projects, and proposals for private projects in the entitlement process

As with all aspects of the Planning Guidance Policy, including OneShoreline in planning processes and project review is voluntary.

## Goals, Policies, and Actions

### Climate Change Resilience

**Goal CSS-8** A community that is resilient against changing climate conditions.

**Policy CSS-8.1** Ensure that new structures and substantial retrofits are planned and designed Plan and design new structures to accommodate increases in extreme precipitation, extreme heat, and severe wind events, extreme storms and sea level rise.

**Policy CSS-8.2** Support/Facilitate retrofitting existing structures to accommodate increases in extreme precipitation, extreme heat, and severe wind events, extreme storms, and sea level rise.

**Policy CSS-8.3** Ensure consistent climate change resilience strategies between City of San Carlos' plans and across , City of San Carlos department s' implementation programs;, other public agencies;, and through local and regional partnerships.

**Policy CSS-8.4** Continuously improve resilience planning and stay up to date on best practices, including outreach efforts, emphasizing outreach to non-English speaking, lower-income populations, and other vulnerable populations.

**Policy CSS-8.5** Facilitate Support emergency service providers and critical facilities' operations and adequate response times as should hazard events increase in frequency and severity.

Actions:

**Action CSS-8.1a** Evaluate and amend if necessary Amend City of San Carlos building codes, zoning ordinance, and other development standards/documents to ensure -that site planning, new development's site planning, building design, and

## Next Steps

- **May 9 at 12:00 PM:**  
**Public Information & Feedback Session**
- **May 19: Public Comment period ends**
- **May 22 Board meeting:**  
**Will provide an overview of comments received over public comment period and solicit any additional Board input**
- **June 26 Board meeting:**  
**Bring the final draft Planning Guidance Policy to the Board for approval**

### **OneShoreline** Draft Planning Guidance Policy

**PUBLIC  
INFORMATION  
AND FEEDBACK  
SESSION**

Tuesday, May 9th

12:00pm - 1:00pm (Virtual Only)

For more details and to register, visit: [OneShoreline.org/planning-guidance](https://www.1shoreline.org/planning-guidance)

## **Agenda Item 4B: Approve the Second Amended and Restated Joint Powers Agreement for the SFCJPA**

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- **A May 1999 Joint Powers Agreement, East Palo Alto, Menlo Park, Palo Alto, the Santa Clara Valley Water District, and San Mateo County Flood Control District formed the San Francisquito Creek Joint Powers Authority (SFCJPA).**
- **This Agreement was first amended effective January 1, 2020, largely to reflect the establishment of OneShoreline. At that time, all parties recognized that additional changes to the Agreement would be needed to update the text so it reflects the current nature of SFCJPA activities, including that the SFCJPA:**
  - **secures and administers funds for its operations and projects rather than relies on Member Entity funds,**
  - **develops and maintains projects rather than simply plans them,**
  - **creates recreational opportunities in addition to restoring the environment, and**
  - **enhances the ability of agencies to respond to flooding rather than coordinates that response.**
- **Text that reflects: current SFCJPA administrative practices regarding hiring staff, legal representation and board roles; that the SFCJPA may exercise eminent domain if the relevant Member Entity supports this; and that clarifies SFCJPA budget and capital projects processes.**



**Next Scheduled Board meeting**

**May 22, 2023**