



MIDCOAST COMMUNITY COUNCIL

Granada Community Services District
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ITEM 4(b)

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Location: **Unincorporated San Mateo County**

Project Description: **Briefing on Green Infrastructure (GI) Requirements,
County GI Plan and GI Regulations Update Project**

PLANNING AND BUILDING DEPARTMENT



Green Infrastructure (GI) Regulations Update Project

Goals of this Briefing are to provide Midcoast Community Councilmembers with:

- An overview of State and regional requirements for stormwater and runoff generated from streets and private and public development;
- The Regional Water Board's Green Infrastructure (GI) Plan requirements;
- The status of the County's GI Plan and associated plans to update County drainage and stormwater policies and regulations; and
- An opportunity for Councilmembers to comment on policy approaches.

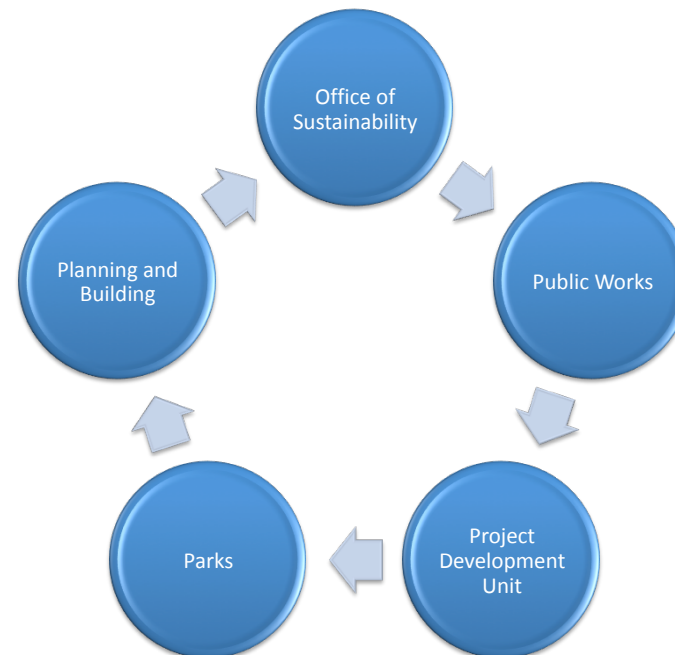




Green Infrastructure (GI) Working Group

Collaborative, Inter-Departmental Effort:

- Coordinated capital investment and policy strategy to meet regulatory requirements and achieve pollutant load reduction targets
- Led by Office of Sustainability
- Supported by Consultant Team, led by EOA, Paradigm Environmental, Lotus Water and others





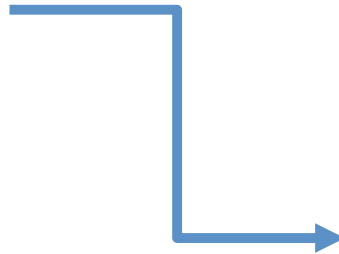
What is the County Required to Do?

The San Francisco Bay Regional Water Quality Control Board's (Water Board) 2015 Municipal Regional Permit (MRP):

- Regulates pollutants in stormwater runoff from municipal storm drain systems
- Requires development of a Green Infrastructure (GI) Plan to gradually shift from traditional "gray" storm drain infrastructure to "green" infrastructure



*Traditional
"grey"
infrastructure*



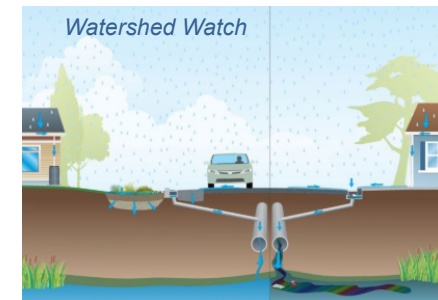
Dan Wendt



What is C/CAGs Role?

Manages Countywide Stormwater Program

- The San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) was established in 1990 to reduce the pollution carried by stormwater into local creeks, the San Francisco Bay, and the Pacific Ocean.
- Assists Municipalities and the County to comply with the Municipal Regional Permit
- Provided extensive technical assistance for preparing the Green Infrastructure Plan





What is a Green Infrastructure Plan?

A Strategic Plan for Capital Investment, Policy Development and Practice

The Green Infrastructure (GI) Plan includes:

- Capital Investment Prioritization and Funding Strategies
- Policy Update Schedule
- Design Guidelines
- Modeling, Monitoring and Reporting Mechanisms
- Internal Practices and Procedures





What is Green Infrastructure?

- GI captures, stores, and treats stormwater using specially-designed landscape systems.
- GI provides multiple benefits:
 - Flooding and erosion prevention
 - Reduction of heat island effect
 - Aesthetic benefits
 - Traffic calming
 - Water quality improvements through pollutant removal
 - Groundwater recharge



Stormwater Planter



Stormwater Curb Extension



Tree Well



Green Gutter



What is Green Infrastructure?

There are 3 categories of GI measures based on their location:

- Along or within a street or public right-of-way, these measures are referred to as “**Green Street**” measures.
- On a private parcel, these measures are referred to as Low Impact Development (LID), or **LID measures**.
- **Regional Projects** are major GI projects located on publicly-owned lands that capture stormwater from large drainage areas and involve collaboration among multiple municipalities and/or public agencies.

Green Street Measures



LID Measures



Example of a Larger GI Project



Regional GI Project





Carlos Street & Fitzgerald Marine Reserve



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MRP Requirements for LID Construction

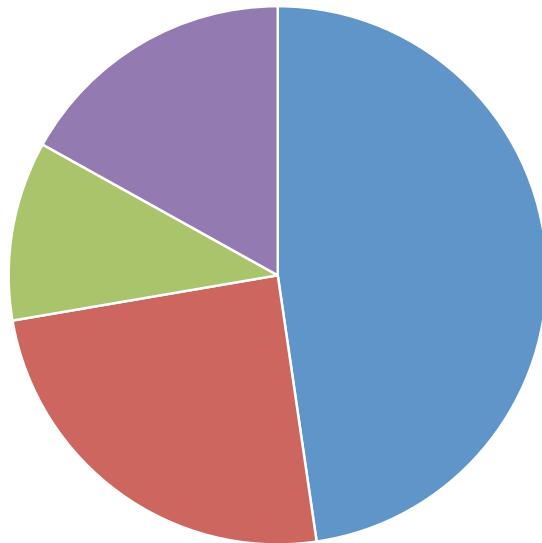
2015 Municipal Regional Permit requires on-site LID measures on private and public "Regulated Projects":

- **Commercial, Institutional, Industrial, Multiple-Family Residential, Mixed Use, & Subdivisions** projects that create or replace 10,000 sq. ft. or more of impervious surface.
- **Special land uses** that create or replace 5,000 sq. ft. or more of impervious surface:
 - Auto service facilities, retail gasoline outlets, restaurants, uncovered parking areas





County's Preliminary Strategy to Shift from Grey to Green Infrastructure



■ County Capital Projects ■ Regional Projects
■ Public Streets ■ Private Development

- Private: Update County regulations to require GI measures in new development and redevelopment.
- Capital Improvement: Incorporate GI in upcoming County-owned projects.
- Public Streets: Incorporate GI in upcoming Street Projects
- Regional Collaboration to plan for larger-scale Regional GI Projects



Potential New Policy Approaches

- **General Plan, Area Plans and Local Coastal Plan:** New Policies to Establish a Clear Policy Framework for Green Infrastructure Regulations
- **New Stormwater and Drainage Ordinance**
 - Require GI and LID on new development/ redevelopment projects
 - Replace existing County Drainage Policy (uncodified)
 - Facilitate property owner implementation
 - Standard technical details through a Drainage Manual
 - Allow the property owner or contractor to prepare the drainage plan for smaller projects
- **Regulation Updates** as necessary to incorporate new enforceable GI policies for public and decision maker review
 - Zoning Regulations
 - Grading Ordinance
 - Subdivision Regulations



Potential New Policy Approaches

Which Types of Projects Would be Required to Construct LID and GI Measures?

Potential new Stormwater requirements for GI and/or LID measures, on new projects in urban areas:

- Commercial, Commercial/Mixed Use, and Commercial Recreation
- Industrial
- Special Lands Use Projects (Auto Service Facilities, Retail Gasoline Outlets, Restaurants, Uncovered Parking Areas)
- Residential Major Subdivision (5 Parcels or more)

Potentially Exempt: Residential Minor Subdivisions (4 parcels or less); projects which are exclusively Multiple-Family Residential and Affordable Housing



Potential New Policy Approaches

Potential Expansion of Projects required to Construct GI or LID:

- 1. MRP Regulated Projects (10,000 sq. ft. or more of impervious surface):**
In addition to LID measures required by the MRP, new regulations could require construction of GI measures within the adjoining public right-of-way.

- 2. Projects with less 10,000 sq. ft. of impervious surface:**
 - Staff is in the process of evaluating historic development patterns and developing appropriate thresholds for the listed project types.



Potential New Policy Approaches

Potential Location Criteria for GI or LID Construction:

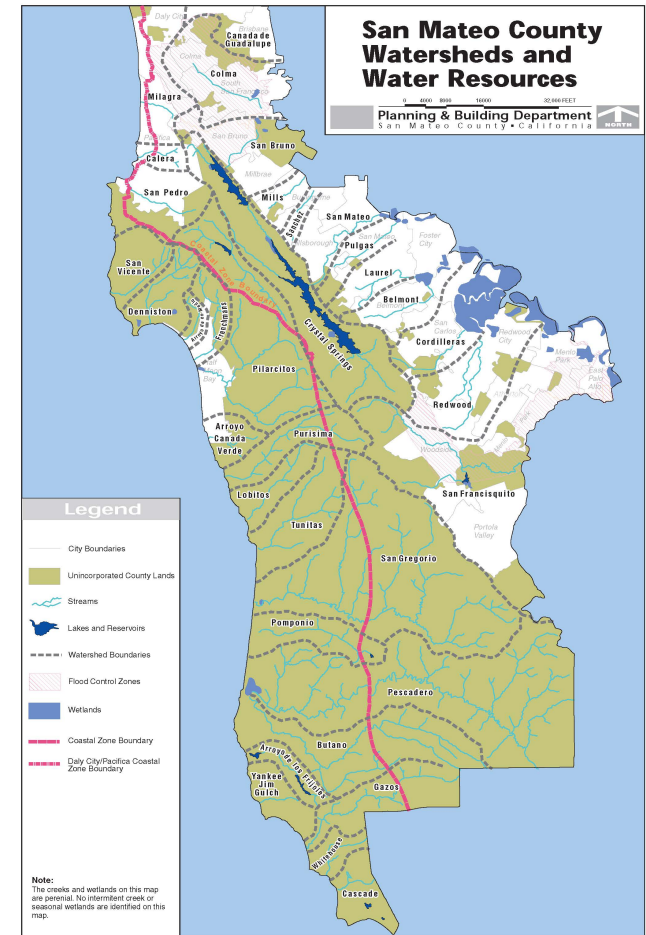
- The County has 87 watersheds. Jurisdictional areas dispersed among different watersheds.
- EOA Team is advising the County on the best areas to plan for GI investments, based on anticipated site constraints and benefits:

Site Constraints:

1. Road configuration
2. Utility locations
3. Topography

Benefits:

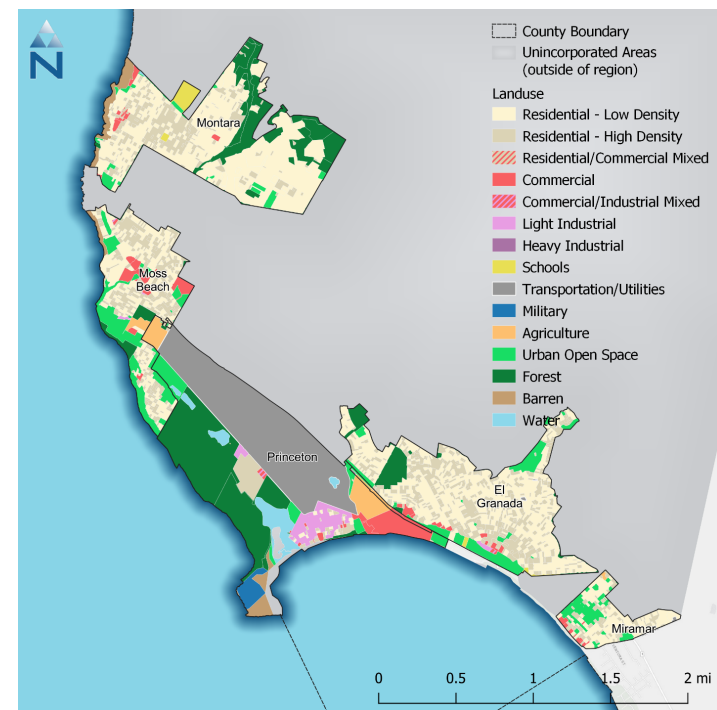
1. Greening of Pedestrian Areas
2. High Pollutant Areas
3. Traffic calming





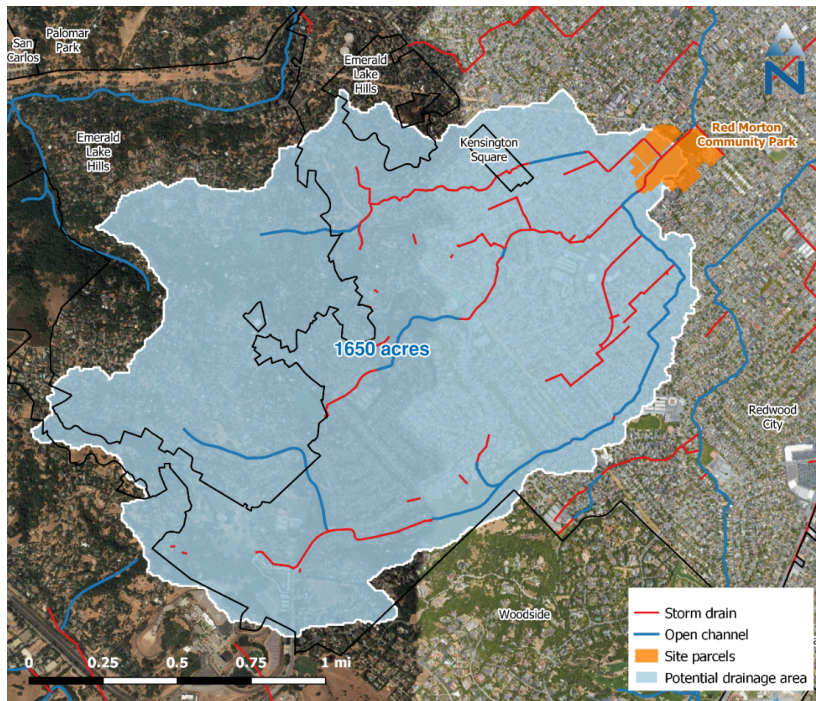
GI Opportunities in Coastal Communities

- **Focus on More Densely Developed Areas:** Streetscapes and parking lots in urban residential and commercial areas provide opportunities and benefits.
- **Coordinate with Coastal Area Plans:** Consider goals of *Connect the Coastside* and *Plan Princeton*, as well as local drainage plans, as opportunities to integrate GI with planned improvements.
- **Integrate GI with Bicycle and Pedestrian Access Projects:** Multi-use trails, bike paths, and bicycle/pedestrian safety projects offer good opportunities for incorporation of landscaped stormwater capture and treatment facilities.





Evaluating Regional Project Opportunities (Bayside)



- Regional Projects – Potential partnerships with other jurisdictions:
 - Red Morton Park, Redwood City
 - Orange Memorial Park, So SF
 - I-280 (Caltrans), San Bruno
 - Cartan Field, Atherton

Subsurface infiltration gallery, under construction





Next Steps

- June 26, 2019 – (Tentative) Workshop with engineering community to review the Draft Drainage Manual
- July 23, 2019 - Board of Supervisors First Reading of Draft GI Plan
- July 24, 2019 – Planning Commission Briefing on Draft GI Plan and Summary of Proposed Regulation Updates
- September 17, 2019 - Board of Supervisors Meeting to adopt GI Plan
- September 30, 2019 – GI Plan submitted to Regional Water Board
- October 2019 – (Tentative) Planning Commission Public Workshop – Final Draft of regulation updates
- November 2019 – (Tentative) Planning Commission First Reading of regulation updates and CEQA document
- December 2019 (Tentative) – Board of Supervisors Meeting to adopt regulation updates and CEQA Certification



Conclusion

Thank You!

Questions?

Workplan for GI Plan:

<https://www.smcsustainability.org/download/energy-water/stormwater/SMC-GI-Workplan-FINAL-041117.pdf>

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