

5

PARKS, PUBLIC FACILITIES, AND SERVICES

Amended by City Council Resolution 89-2015, adopted July 22, 2015.

This chapter outlines the policies and standards relating to parks and recreation, educational facilities, and public facilities. While this is an optional element of the General Plan, parks, recreation programs, schools, water, and wastewater treatment are directly related to the physical development of South San Francisco. The framework for development provided by this Plan must be well served by these programs, facilities, and services.



Oyster Point Marina Park provides residents and visitors with a trail along the San Francisco Bay and picnic areas. The extension of the bay trail along other portions of the city's bayshore would provide continuous access to the city's valuable natural resource.



Play areas at Orange Park provide young residents with places to exercise and socialize.

5.1 PARKS, RECREATION AND OPEN SPACE

Parks and recreational open spaces provide opportunities for both active recreation, such as organized or informal sports, and passive recreation. Despite the relatively small quantity of parkland in South San Francisco, a broad range of outdoor recreation opportunities exist, each reflecting the variety of the city's landscape and pattern of development. These range from shoreline open space on San Francisco Bay, to Sign Hill Park, situated at an elevation of more than 600 feet. In addition, the San Bruno Mountain County Park—a major regional open space resource and prominent visual landmark—lies directly north of the city.

The General Plan provides for new parkland in South San Francisco by maintaining the existing parkland standard for new residents and setting a new standard for new employees. This provision is made with the recognition that the City's ability to provide these facilities may be limited since the city is largely built out. The Plan also seeks to increase shoreline accessibility and foster the creation of an integrated network of parks and open space.

EXISTING FACILITIES, PLANS, AND PROGRAMS

Park and Open Space Inventory

South San Francisco currently has 251.2 acres of parkland, as shown in Figure 5.1. This includes 93.7 acres of community parks, neighborhood parks and mini parks; 28 acres of linear parks; 2 acres of specialty parks, 78.4 acres of open space and 49.1 acres of common greens. (See Table 5.1-1 – Existing City Park Acreage.) Additionally, a Joint Use Agreement with the South San Francisco Unified School District provides for the public use of school facilities located on 95.8 acres of school district land. (See Table 5.1-2 – Joint Use School Sites.) Not all of the school sites are currently available for public use. Two school sites, Southwood and Hillside Athletic Fields, are listed in this document as neighborhood parks, because although they are owned by the school district which retains discretion regarding their disposition, they are currently programmed and maintained by the city exclusively for public use. While the overall amount of parkland appears adequate to meet the community's needs, at 5.3 acres per 1,000 residents, closer analysis reveals that only 2.7 acres of developed parkland, excluding school parks and open space, is available per 1,000 residents. Table 5.1-3 provides a summary of park acreage and population.

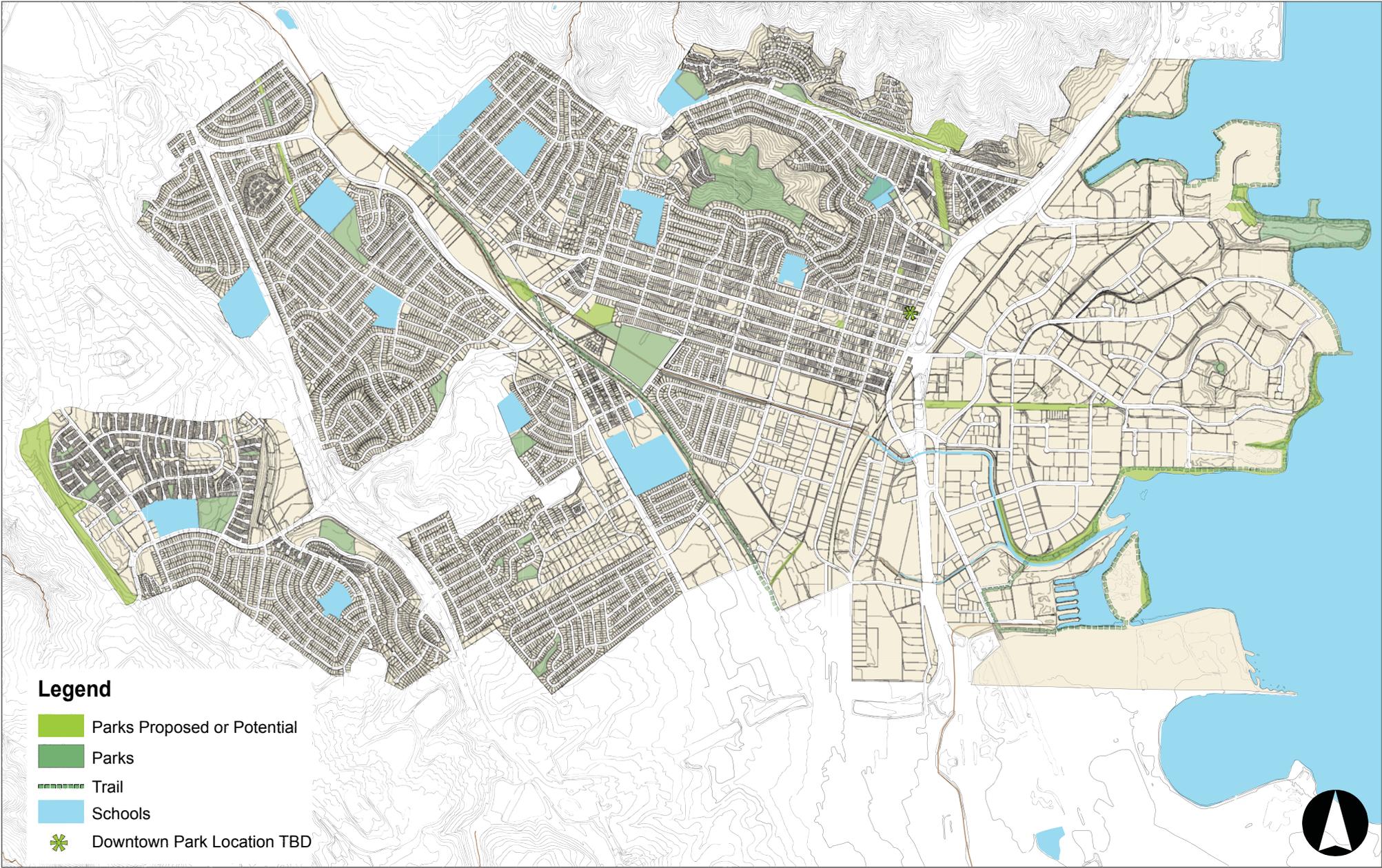


Figure 5-1: Parks and Open Space



Playfields in the city are used for recreation and organized sports.

Table 5.1-1: Existing City Park Acreage				
Park / Facility Name	Acres	Sports Facilities	Play Area	Picnic Area
Community Parks				
Orange Memorial Park	28.0	•	•	•
Westborough Park	11.1	•	•	•
Alta Loma Park	9.7	•	•	•
Community Park Total	48.8			
Neighborhood Parks				
Avalon Park	2.4	•	•	•
Brentwood Park	3.1	•	•	•
Buri Buri Park	6.0	•	•	•
Cal West Park	2.6			
City Hall Playlot & Grounds	1.8		•	•
Hillside Athletic Field	1.6	•		
Irish Town Greens	1.5			
Paradise Valley Recreation Center Park	0.8	•	•	•
Pt. San Bruno Park	1.9			•
Sellick Park	7.1	•	•	•
Southwood Park	4.2	•		
Terrabay Rec. Center Park	3.4	•	•	•
Neighborhood Park Total	36.4			
Mini Parks				
Avalon Memorial Lots	1.4			
Clay Park	0.7	•	•	•
Cypress & Pine Playlot	0.3	•	•	•
Dundee Playlot	0.2	•	•	
Elkwood Park	1.6	•	•	•
Francisco Terrace Playlot	0.3	•	•	
Gardiner Playlot	0.1	•	•	
Jack Drago Park	0.8			
Newman and Gibbs Playlot	0.2	•	•	•
Paradise Valley Pocket Park	1.1			
Siebecker Playlot	0.6		•	
Wind Harp	0.5			
Zamora Park	0.7		•	•
Mini Park Total	8.5			

Table 5.1-1: Existing City Park Acreage (Continued)				
Park / Facility Name	Acres	Sports Facilities	Play Area	Picnic Area
Linear Parks				
Centennial Way	16.0			
San Francisco Bay Trail	10.3			
Sister Cities Park	1.7			
Linear Park Total	28.0			
Specialty Parks				
Centennial Way Dog Park	1.4			
Community Garden	0.6			
Orange Park Sculpture Garden*	0.0			
Specialty Park Total	2.0			
Open Space				
Sign Hill Park	44.7			
Bayfront Linear Park	29.0			
Oyster Point Marina Park	4.7			•
Open Space Total	78.4			
Common Green Areas				
Greenview, Stonegate, Westpark, Willow Gardens	49.1	•	•	
Common Greens Total	49.1			

Table 5.1-2 – Joint Use School Sites

Park / Facility Name	Acres	Sports Facilities	Play Area	Picnic Area
Joint Use School Sites				
Alta Loma Middle School	10.8	•		
Buri Buri Elementary School	5.8	•	•	
El Camino High School	8.5	•		
Martin Elementary School	3.0	•		
Parkway Heights Middle School	6.8	•		
Ponderosa Elementary School	6.0	•	•	
South San Francisco High School	8.5	•		
Spruce Elementary	5.0	•	•	
Sunshine Gardens Elementary School	11.5	•	•	
Foxridge Elementary	6.9	•	•	
Los Cerritos Elementary	1.5		•	
Monte Verde Elementary	6.7	•	•	
Westborough Middle School	14.8	•		
Total School Acreage	95.8			

Table 5.1-3 – Population and Park Acreage

			Current Population	2030 Population
			65,000	75,000
Park Type	Acres	Total Acres	Acres / 1,000	Acres / 1,000
Community	48.8			
Neighborhood	36.4			
Mini	8.5			
Total		93.7	1.4	1.2
Linear	28.0			
Specialty	2.0			
Common Greens	49.1			
Total		79.1	1.2	1.1
Total Developed Parkland		172.8	2.7	2.3
Open Space	78.4			
City Parks & Open Space		251.2	3.9	3.3
School Grounds	95.8			
Including School Grounds		347.0	5.3	4.6

Recreation Facilities and Programs

Community and recreation centers provide space for many of the classes and services that are central to South San Francisco's recreation programs. The City has nine community/recreation buildings, some of which are used for specialized services such as senior programs at the Magnolia Center, public meetings at the Municipal Services Building, and Boys and Girls Club programs at the Paradise Valley Recreation Center. The City also has an indoor public pool at Orange Park.



The City Hall Tot Lot is a mini park that is heavily used by Downtown residents - additional parkland in this area is provided through the General Plan.

Outdoor pools at South San Francisco High School and El Camino High School may supplement Orange Pool in the summer. A new public gymnasium was constructed in 1998 as part of the Terrabay project, and the Joseph A. Fernekes Recreation Building was added to Orange Memorial Park in 2008. Table 5.1-4 provides an inventory of the City’s recreation facilities.

The City offers a variety of recreation and special programs, ranging from pre-school day care to senior activities. Both indoor and outdoor recreational programs occur in a combination of school and City facilities. The types of programs offered range from recreational and competitive swimming to classes and performances in the cultural and performing arts. The City offers programs geared toward specific age groups, such as teenagers or seniors, and day camp, preschool, and after-school programs for children.

Table 5.1-4 – Recreation Facilities

Recreation Facilities
Joseph A Fernekes Recreation Building
Orange Memorial Pool
Municipal Services Building
Westborough Recreation Building and Preschool
Terrabay Gymnasium
Magnolia Center
Siebecker Center
Paradise Valley Recreation Center
Community Learning Center

Park Recreation and Open Space Master Plan

Under the direction of its 1990 and 1997 Park, Recreation, and Open Space (PROS) Master Plans, the City addressed a number of the specific deficiencies in park and recreational opportunities. The 2015 Parks and Recreation Maser Plan sets forth Goals and Recommendations, covering areas including acreage standards, park access, sports field standards, park features and amenities, maintenance, Orange Memorial Park Master Plan and Aquatics Center, community center facilities, performing arts facilities, programming, open space access, sustainability and technology.

PARK AND RECREATION DEFICIENCIES

Deficiencies in park and recreation facilities stem from both the amount and the distribution of parks and community centers. The following deficiencies have been identified:

- A lack of community and neighborhood parks in downtown, home to 20 percent of the city's population. The PG&E easement between Armour and Linden, improved in 1997, is partly helping to alleviate this shortage, and the Downtown Station Area Specific Plan provides for additional parkland;
- Inadequate Bayshore access and public parking;
- Lack of traditional park facilities in the Sign Hill/Paradise Valley Area. Development in Terrabay has helped alleviate this situation. Access to Sign Hill is also limited;
- The Sunshine Gardens/Mission Road area is served by schools but lacks parkland. Although opportunities for park acquisition are lacking, joint use of school facilities may alleviate this situation; and
- Park facilities have been upgraded (1997-99) to address deferred maintenance and for compliance with the Americans with Disabilities Act (ADA) and the Consumer Products Safety Commission (CPSC) Handbook for Public Playground Safety.¹

¹ California Senate Bill 2733 requires all public playgrounds to conform to the guidelines described in the CPSC handbook by January 1, 2000.



Wind Harp Park at Point San Bruno Knoll in the heart of the City's high-technology district offers 270° vistas. The Wind Harp is a visually prominent feature in East of 101 area and is also visible from several other locations in the city, including City Hall.



Colma Creek - looking north west towards Kaiser (in background) possible linear park along left.

Also, the need for parks and recreation opportunities in employment areas has recently emerged as a concern. The 1994 East of 101 Area Plan calls for establishment of specific standards for parkland in employment areas.

CLASSIFICATION AND STANDARDS

Classification System

The General Plan defines eight classes of parks and recreational open space areas:

- *Community Parks.* Community parks serve a citywide population and usually include sports facilities, such as lighted fields, courts, swimming pools, recreation buildings, and other special use facilities. Restrooms and off-street parking are generally provided. Although community parks have a much larger service area than neighborhood parks, they often serve a neighborhood function as well. South San Francisco owns and maintains three community parks.
- *Neighborhood Parks.* Neighborhood parks are devoted primarily to serving a small portion of the city, usually within easy walking and biking distance from residences. These parks are designed for unorganized and unsupervised recreation activities. Play equipment, open turf areas, and picnic tables may be provided, although restrooms and off-street parking may not. Neighborhood parks typically measure between two and seven acres in South San Francisco. There are 12 existing neighborhood parks designated in the city.
- *Mini Parks.* Mini parks are small play areas or green spaces, usually less than two acres in size, designed for small children or for visual purposes. In addition to play equipment, these parks may provide active recreation opportunities, such as handball or basketball. There are 13 mini parks scattered throughout South San Francisco.
- *Linear Parks.* Linear geographic features, such as watercourses and shorelines, public utility and transportation rights-of-way, provide unique opportunities for parks. These corridors often provide formal access to the features they mirror, and provide the basis for a network of formal trails that link other

parks and open space areas. While these lands are most often used for passive recreational pursuits, play equipment, open turf areas, and picnic tables may be provided, depending upon the width of the corridor. There are currently three linear parks in South San Francisco - Centennial Way, the San Francisco Bay Trail, and Sister Cities Park.

- *Specialty Parks.* These parks provide highly specialized functions for very specific uses. Parks in this category include the Centennial Way Dog Park and the Community Garden.
- *Common Green Areas.* These areas are maintained by the City, through the Common Green Fund, which is funded by a tax assessment on properties within the designated areas. They are semi-public in nature.
- *Joint Use School Parks.* School playground facilities may be available for public use. The City maintains a Joint Powers Agreement with the School District for the use of 11 parks and playfields for school sports and City recreation programs. School playgrounds account for approximately 25 percent of the park and open space area in South San Francisco, measuring between 1.5 and 11.5 acres in size. These areas significantly enhance the City's complement of neighborhood parks and athletic fields.
- *Recreational Open Space.* These lands are most often used for passive recreation activities, such as walking or hiking. Improvements are generally not provided. South San Francisco's unusual geographic features provide numerous opportunities for unique open space areas, such as the Sign Hill Park. Over the years, the City has taken advantage of these opportunities, and is continuing to put effort into improving access to the bayfront and the hills.

Table 5.1-5 – Park Standards

Facility	Typical Size	Service Area	Example	Residential Standard	Employment Standard
Community Park	Up to 30 acres	Citywide	Orange Memorial Park	3.0 acres of developed parkland per 1,000 new residents	0.5 acres per 1,000 new employees
Neighborhood Park	2-7 acres	3/4 mile radius	Sellick Park		
Mini Park	Under 2 acres	1/4 mile radius	Zamora Playlot		
Linear Park	Sufficient width to protect resource and provide maximum use	Citywide	San Francisco Bay Trail		
Specialty Park	Varies	Citywide	Community Garden		
Open Space	Varies	Varies	Sign Hill		
Common Greens	Varies	Surrounding district	Westpark CG		

Standards

General Plan park standards are established in Table 5.1-5. These include standards for parks in residential areas (3.0 acres of developed parkland per 1,000 new residents), supported by residential development, and in employment areas, with new parkland to be funded by requirements based on employment generated (0.5 acres per 1,000 new employees). With the expected addition of 10,000 residents per ABAG projections and 28,800 employees over the plan horizon, approximately 44.4 acres of new parkland will be needed. Additional opportunities will result from creation of new linear and mini-parks, for which no specific standards are estab-

lished in the General Plan. While new parkland should generally conform to size and service area standards outlined in Table 5.1-5, because opportunities for new parkland are extremely limited, size and service area adherence is not required.

General Plan Park Proposals

The General Plan proposes several new parks to meet the needs of new residents and employees, as well as linear parks along old railroad spurs and above the underground BART tracks. Parkland proposals are discussed in detail in policies that follow:

GUIDING POLICIES: PARKS AND RECREATION

- 5.1-G-1 Develop additional parkland in the city, particularly in areas lacking these facilities, to meet the standards of required park acreage for new residents and employees.*
- 5.1-G-2 Improve bayfront access along its entire length and endorse the prominence of this important natural asset.*
- 5.1-G-3 Provide a comprehensive and integrated network of parks and open space; improve access to existing facilities where feasible.*
- 5.1-G-4 Use the El Camino Real/Chestnut Avenue Area Plan as a guide for detailed implementation of Parks and Recreation policies for the El Camino Real/Chestnut Area. (Amended by City Council Resolution 97-2011 and 99-2011, Adopted July 27, 2011)*
- 5.1-G-5 Develop linear parks in conjunction with major infrastructure improvements and along existing public utility and transportation rights-of-way.*

IMPLEMENTING POLICIES: PARKS AND RECREATION

- 5.1-I-1 Maintain the PROS Master Plan as the implementing tool for General Plan park and recreation policies and proposals.*

Park proposals and standards in the General Plan are reflected in the PROS Master Plan.

5.1-I-2 Maintain parkland standards of 3.0 acres of community and neighborhood parks per 1,000 new residents, and of 0.5 acres of parkland per 1,000 new employees, to be located in employment areas.

The standards set out in this policy may generate a need for 14.4 acres of new parkland in employment areas, and 30.0 acres of new parkland in residential areas, as shown in Table 5.1-6. (Amended by City Council Resolution 97-2011 and 99-2011, Adopted July 27, 2011)

The residential standard is in compliance with the Quimby Act. While park facilities are currently required for new residential development, the City’s implementing regulations will need to be amended to incorporate park standards for employment uses as well.

Table 5.1-6 – New Park Need

	Standard	Population Increase to Buildout	Acres Needed
Developed Parkland	3.0 acres/1,000 new residents	10,000	30.0
Parks in Employment Areas	0.5 acres / 1,000 new employees	28,800	14.4
Total			44.4

- 5.1-I-3 *Prefer in-lieu fees to dedication, unless sites offered for dedication provide features and accessibility similar in comparison to sites shown on Figure 5-1 and shown in more detail in the El Camino Real / Chestnut Avenue Area Plan. (Amended by City Council Resolution 97-2011 and 99-2011, Adopted July 27, 2011)*

Opportunities for park dedication with new residential development are limited. In-lieu fees are intended to give the City flexibility to purchase available parkland elsewhere in the city.

- 5.1-I-4 *Develop new parks in locations and sizes shown on Figure 5-1.*

The General Plan proposes several new parks in existing residential and employment areas that would meet this need, as indicated in Table 5.1-7. These include:

Residential Areas

- *Downtown Park.* A two-acre park in the downtown area would provide important aesthetic benefits to the area. Benches, paths, and an open turf area should be included. Although a specific location for this park has not been designated in the General Plan Diagram, the City should work to acquire a suitable underused parcel in the Downtown area to meet this need.
- *Orange Memorial Park Expansion.* The 2007 Orange Memorial Park Master Plan Update calls for the expansion of the park to approximately 36 acres. The potential purchase or agreement for long term use of the adjacent Cal Water property would increase the park by 6.7 acres, create additional sports fields, and connect the park with both Chestnut Avenue and Commercial Avenue. An additional contiguous city-owned parcel on the west side of Colma Creek would add another 0.8 acres to Orange Memorial Park.
- *El Camino Real / Chestnut Avenue Area Parks.* The El Camino Real / Chestnut Avenue Area Plan calls for approximately 9.1 acres of

Table 5.1-7 –Proposed and Potential Parks

Park / Facility Name	Acres
Orange Memorial Park Expansion	7.6
El Camino Real/Chestnut Avenue Area Parks	9.1
Downtown Park	2.0
Linden & Pine Park	0.3
Railroad Avenue Linear Park	7.5
Lindenville Linear Park	1.6
PG&E Corridor Park	4.0
SFPUC Linear Park	3.4
Oyster Point Marina Park	13.8
	49.3
Skyline Open Space	30.5
Terrabay Open Space	8.2
Total	88.0



The Bay Trail at Oyster Point provides recreation opportunities along the San Francisco Bay for residents and visitors.

park including a 1.25 acre park for active sports, extensions of the Centennial Way trail along the Colma Creek Corridor, and additional plaza and green spaces. It also calls for common open space to complement the public space, as well as enhanced streetscape to create an open space network. At this location at the center of the city, a group of former PUC-owned parcels on El Camino Real, now owned by the city, are also a potential location for a joint facility housing Parks and Recreation as well as the Library.

- *Linden and Pine Park.* The Downtown Station Area Specific Plan shows the 0.3 acre vacant property at Linden and Pine as parkland. It is intended that the adjacent street right-of-way be designed as flexible space, potentially expanding the area for public gatherings and events. The Plan states that “It would be desirable to also provide a usable outdoor green space such as a pocket park in proximity to the Linden Neighborhood Plaza as an additional community amenity.” This site would be an ideal choice which could become the heart of the Linden Neighborhood.
- *PG&E Corridor.* This 4-acre parcel extending north from Irish Town Greens, could provide a trail and open space connection to the Terrabay neighborhood to the north.
- *SFPUC Corridor.* Already partially developed near its northern end as Elkwood Park, this 3.4-acre corridor could connect the Winston-Serra neighborhood to the Alta Loma School site and Alta Loma Community Park

Employment Areas

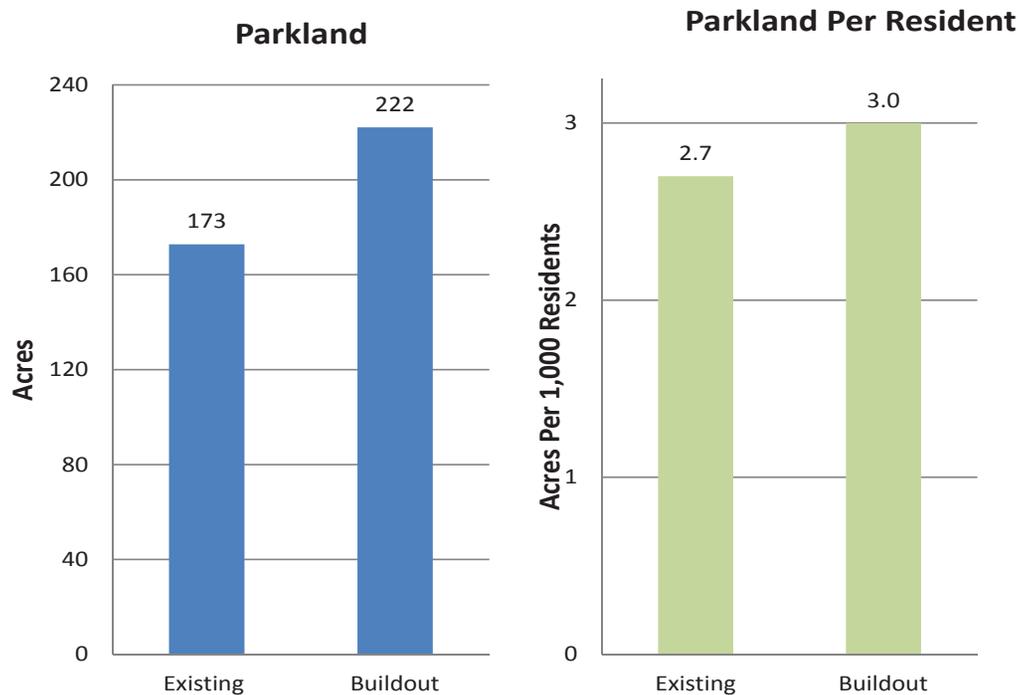
- *Railroad Avenue Linear Park.* This rail-to-trail conversion, stretching from U.S. 101 to East Grand Avenue would significantly improve access to East of 101 area and the bayfront. Measuring 7.5 acres in size, this park should be of ample width to support the placement benches, paved pathways, and exercise stations. This

park is part of the Railroad Avenue Extension proposed in Policy 4.2-I-2 of the Plan.

- *Lindenville Linear Park.* Another rail-to-trail conversion, this park measures 1.6 acres in size and is located between South Maple Avenue and Tanforan Avenue near the City boundary with San Bruno. This park should provide picnic facilities and benches for nearby office workers.
- *Oyster Point Marina Park.* The current park’s usable acreage could be expanded for recreational use.

These provisions should allow the City to increase its developed parkland acreage to 222.1 acres (see Figure 5-2). Likewise, the 3.0 acres of parkland provided for every 1,000 residents represents an increase that would meet the Standards of the General Plan.

Figure 5-2 –Existing and Buildout Parkland and Ratios



5.1-I-5 *Develop new parks in locations and sizes shown in the El Camino Real/Chestnut Avenue Area Plan. (Amended by City Council Resolution 97-2011 and 99-2011, Adopted July 27, 2011)*

5.1-I-6 *Use the PROS Master Plan process to achieve additional parkland acreage, as necessary, to meet the residential parkland need at General Plan buildout.*

As indicated in Table 5.1-6, the 28,800 new employees and 10,000 new residents expected at Plan buildout create the need for about 44.4 acres of new parkland. Potential and proposed park sites shown and described in the General Plan meet the entire need for parkland in employment areas adding over 21.3 acres. Park sites in the General Plan provide 28 acres of the 30 acres required in residential areas at buildout. The PROS Master Plan process should be used to provide the remaining 2 acres required, as necessary. Sites for these are not shown in the General Plan.

5.1-I-7 *Work with Bay Area Rapid Transit (BART), Pacific Gas and Electric (PG&E), and the SFPUC to lease and develop linear parks on existing public utility and transportation rights-of-way in the city, where appropriate and feasible.*

The proposals for potential linear parks are shown on the General Plan Diagram; several of the proposals from the previous Master Plans have been completed. Previous sites include:

- *Pacific Gas and Electric Corridor.* Located in the northeast portion of the city, this 5.5 acre right-of-way would link the new Terrabay residential development with Irish Town Green at Linden Avenue and Airport Boulevard. The varied terrain of this site makes it ideal as a passive recreation area.
- *San Francisco Public Utilities Commission Corridor.* This right-of-way is located in the Winston-Serra area of the City. This corridor is already under development as a linear park from the city's

western boundary to Hickey Boulevard. The PROS Master Plan proposes the extension of this park to the Alta Loma School site. Opportunities for this extension may be limited by the fact that residences are located along this right-of-way. Nevertheless, this proposal should be explored.

- *Bayfront Linear Park.* The South San Francisco portion of the San Francisco Bay Trail is now continuous, and includes paved pathways, benches, parking areas, etc. The area of existing parkland is 29 acres, could increase with extensions of trail spurs. While privately owned, it is under the jurisdiction of the San Francisco Bay Conservation and Development Commission (BCDC), which must approve new development plans on land 100 feet from the mean high tide level. Existing parkland has been established by requiring open space dedication along the shoreline.

5.1-I-8 *Develop a network of linkages, as shown in Figure 5-1 and the El Camino Real/Chestnut Avenue Area Plan, to connect existing and proposed parks and open space, school facilities and other significant features to the greatest extent possible. (Amended by City Council Resolution 97-2011 and 99-2011, Adopted July 27, 2011)*

The parkland proposals of the General Plan and the PROS Master Plan provide the basis for a continuous network of linkages to connect existing parkland and open space areas, school facilities, the bayfront, and San Bruno Mountain. This network would facilitate movement between these features, improve actual and perceived access, and better incorporate more distant landmarks. Linkages would comprise landscape features—such as existing and proposed linear parks and open space—and hardscape features—such as existing and proposed city streets and connections.

This network of linkages would also provide the basis for a bicycle and pedestrian route system in South San Francisco. See Section 4.3: Alternative Transportation Systems and Parking.

- 5.1-I-9 *Improve the accessibility and visibility of Sign Hill Park and the bayfront. Appropriate departments in the City should study issues of access, safety, and protection of surrounding neighborhoods in conjunction with enhanced access programs to assure greater use of Sign Hill Park does not create unacceptable impacts to surrounding areas.*

Sign Hill Park and the bayfront are the City's most significant parkland resources; however, access to these features is difficult due to the location and the perception that these areas are off limits.

Sign Hill

While Sign Hill is clearly visible from most locations in the city, it is surrounded by residential development and access is limited to three locations, including Poplar Avenue, Spruce Avenue, and Ridgeview Court. Access should be enhanced to provide trailhead facilities, such as signage, a map board, an interpretive display, waste receptacles, etc. Opportunities to formally establish other access points should be explored, and access points should be indicated on approach roads and on bicycle and pedestrian route system maps.

Bayfront

The bayfront is South San Francisco's most significant natural feature. Three formal public access points currently exist, including Oyster Point Marina, Oyster Point Business Park, and at SamTrans. While access has improved over time as shoreline sites have been redeveloped, U.S. 101 significantly hinders residents to the west from accessing the bayfront. The General Plan proposes three solutions for increased bayfront access:

- The creation of two new east-west street crossings of U.S. 101 at Railroad Avenue and Victory Avenue (Policy 4.2-I-2). The Railroad Avenue extension will be further enhanced by a linear park along its length in East of 101 area, and the proposed extension of the Colma Creek Linear Park (Policy 5.1-I-4) will provide a direct

parkland linkage to the bayfront.

- The location of activities on the bayfront, such as a Campus Center and park that will draw people to the shoreline (policies 3.5-I-8, 3.5-I-9); and
- A shoreline overlay zone for design review of bayfront proposals to promote improved access (Policy 3.5-I-13).

5.1-I-10 Review the current regulations for the dedication of parkland in subdivisions to ensure that requirements are adequate to meet the standards of the General Plan at Plan buildout.

The City's regulations apply population density, determined to be the average number of persons per household, to calculate the appropriate dedication of parkland in subdivisions. The current requirement is the dedication of 3.0 acres of parkland for every 1,000 new residents.

According to Department of Finance estimates, the current average number of persons per household in South San Francisco is 3.07. According to ABAG projections, this number is expected to increase slightly through 2005 to 3.12, and then fall again to 3.07 by 2020. In addition, the trend toward higher density residential development—due to smaller households and the fact that South San Francisco is generally built out and most new residential development will be in the higher density ranges—means that more parkland per housing unit will be required to maintain the parkland standard of 3.0 acres per 1,000 residents.

5.1-I-11 Explore methods to improve connectivity to open space and enhanced park and recreation opportunities along South El Camino Real Corridor.

This is an area identified for mixed-use development, with potential addition of 2,300 residents. Possibilities to enhance open space and recreational opportunities for new residents include:

- Increasing connectivity to the South San Francisco BART linear

park by improving Orange Avenue and Spruce Avenue to be more pedestrian friendly;

- Working with the South San Francisco Unified School District on potential shared school/neighborhood park at the South San Francisco High School site;
- Continuing in-lieu fees to provide the ability to add to parkland city-wide; and
- Continue to look at focused opportunities for mini-parks along South El Camino Real Corridor.

(Amended by City Council Resolution 31-2010)

**Table 5.2-1
Current School Enrollment and Capacity**

<i>Schools</i>	<i>Enrollment 1999</i>	<i>Estimated Capacity¹</i>
Elementary Schools (K-5)		
Buri-Buri	704	775
Hillside	363	405
Junipero Serra	403	427
Los Cerritos	363	434
Martin	424	456
Monte Verde	504	514
Ponderosa	370	410
Skyline	579	613
Spruce	630	596
Sunshine Gardens	385	480
Total Elementary Schools	4,725	5,110
Middle Schools (6-8)		
Alta Loma	721	861
Parkway	809	1067
Westborough	716	797
Total Middle Schools	2,246	2,725
High Schools (9-12)		
El Camino	1,464	1500
South San Francisco	1,555	1544
Baden Continuation	118	236
Total High Schools	3,137	3,271
Total	10,108	11,115

¹ Estimated from class loading standards and classrooms listed in the Five-Year Facility Plan.

Source: South San Francisco Unified School District, Dyett & Bhatia

5.2 EDUCATIONAL FACILITIES

South San Francisco Unified School District (SSFUSD or the District) operates all public schools serving South San Francisco, the Serramonte area of Daly City, and a small area of San Bruno. The District is the largest school district in San Mateo County. Three elementary parochial schools are the only schools in the city that are not under the jurisdiction of the District.

The current focus of the District is the modernization and renovation of its existing facilities. Since all of schools in South San Francisco were built between 1935 and 1970, many are in need of repairs and upgrades. The District has issued a \$40 million general obligation bond for school renovation to be matched by the State, enabling the needed restoration work.

In addition to educational services, school facilities provide recreation opportunities for all residents of the city. In fact, school parks represent 25 percent of the park and open space area in South San Francisco.

While all but two schools currently operate within student capacity, projections indicate that this capacity is not likely to be reached or exceeded during the General Plan horizon. Although projected residential development—and recent State-directed class size reduction efforts—are likely to add new students, an aging population and a trend toward smaller families in South San Francisco will reduce the student population. Some schools have recently been closed since they are no longer needed, and additional schools may need to be closed in coming years for the same reason.

SCHOOL FACILITIES AND ENROLLMENT

The District conducts its own planning efforts and recently completed a five-year facility plan. School capacity and needs are important considerations of the General Plan due to the close interactions of growth, school funding, and school capacity. However, SSFUSD operates independently of City government.

School Facilities

SSFUSD operates 15 schools, including ten elementary (K-5), three middle (6-8) and two high schools, as shown in Table 5.2-1. Other facilities include a continuation high school, an adult school, and several child care centers. The District owns two closed schools, Serra Vista, and Southwood. A Facilities Use Study is being undertaken to determine future uses for these sites. These schools are currently used by the County for special education programs.

Current Enrollment and Capacity

Approximately 10,100 students were enrolled in South San Francisco schools in January 1999. With a district-wide capacity of close to 11,115 students, enrollment exceeded capacity at only one elementary school and one high school.

The District regulates school capacity based on class size rather than school size, and there is no upper limit on enrollment in each elementary, middle or high school. The current class size standard is 29 students per classroom for grades K-5, and 28 students per class for grades 6-12. Since school facilities have been built to meet this standard, the State 20:1 elementary school class size reduction program may create the need for additional portable classrooms at elementary school sites. While only two schools are currently over student capacity, several elementary schools are approaching the standards set by the District.

Table 5.2-1 outlines current enrollment and capacity for each school in the District.

FUTURE SCHOOL NEEDS

Buildout of the General Plan will result in the addition of 2,800 housing units, or an increase in population of about 8,200. Based on State Department of Finance projections by age class and San Mateo County enrollment projections, a decrease in enrollment in the South San Francisco Unified School District of 940 elementary, 250 junior high, and 680 high school students, or a total of 1,870 students compared to current enrollment will result over the General Plan horizon. This forecast is consistent with the low-medium projections of the SSFUSD which were

**Table 5.2-2
Current and Projected School
Enrollment at Buildout**

<i>Grade</i>	<i>Current Enrollment (Jan. 1999)</i>	<i>Projected Enrollment at General Plan Buildout</i>	<i>Change in Enrollment</i>
Elementary (K-6)	4,725	3,784	-941
Junior High (7-8)	2,246	1,996	-250
High (9-12)	3,137	2,460	-677
Total	10,108	8,240	-1,868

Sources: South San Francisco Unified School District, Dyett & Bhatia

² Government Code §65995(b)(3) establishes \$1.50 as the maximum residential school impact fee, to be increased in 1990 and every two years thereafter commensurate with inflation, as determined by the State Allocation Board.

only computed through 2010. Table 5.2-2 outlines current and projected enrollment by school type within the District. It should be noted that these projections are approximate numbers and actual numbers may vary based on future population demographics.

In order to accommodate projected decreased enrollment, approximately three or four existing elementary schools may need to be closed and existing portable classrooms removed at junior high and high schools. The closed facilities could be used for a variety of purposes, including new parks, residential projects, and childcare centers or reserved for future school uses. The District will need to determine the use of these facilities.

FUNDING

The availability of high quality schools is an important factor in the attraction of new residents and businesses. Consequently, adequate funding for schools is a primary concern. Development impact fees are an essential source of revenue in the provision of additional school resources needed for development. Fee proceeds may be used for construction or reconstruction of schools. Although it is not likely that any new schools will be built, existing facilities will need to be renovated. The current fees are \$1.50 per residential square foot and \$0.15 per commercial square foot, neither of which are at the maximum levels permitted by State law.²

GUIDING POLICIES: EDUCATIONAL FACILITIES

- 5.2-G-1 *Support efforts by the South San Francisco Unified School District to maintain and improve educational facilities and services.*
- 5.2-G-2 *Work with the SSFUSD and local neighborhoods on appropriate land uses for school sites no longer needed for educational purposes.*
- 5.2-G-3 *Continue to coordinate with the District the joint use of school recreational facilities for community-wide use.*

IMPLEMENTING POLICIES: EDUCATIONAL FACILITIES

5.2-I-1 Work with the SSFUSD on appropriate land uses for school sites no longer needed for educational facilities. Acquire closed school sites for recreation facilities and childcare purposes where appropriate.

The Naylor Act allows cities and counties to acquire surplus school properties for recreation purposes. Since projections reveal that several schools will close as enrollment declines, the City should establish criteria for invoking this law. While the General Plan Diagram already shows a park on the Southwood School site, other opportunities should be explored under the City's PROS Master Plan process (Policy 5.1-I-5). This will allow the City to relate new opportunities to anticipated park needs.

5.2-I-2 Investigate creation and application of a single-purpose school zone to all school sites.

5.3 PUBLIC FACILITIES AND SERVICES

The existing and as-planned capacity of the water and sewer systems in South San Francisco will be able to accommodate the buildout of this General Plan. The most important infrastructure improvement that will occur during the horizon of this Plan is the expansion of the South San Francisco/San Bruno Sewage Treatment Plant. This expansion will increase the maximum allowable capacity to 13 million gallons per day (MGD) from the current 9 MGD and will accommodate future development.

WATER

South San Francisco has two water suppliers. The California Water Service Company Peninsula District (CWSC) serves that portion of the city east of Interstate 280, which represents the majority of South San Francisco's area. The CWSC also serves San Carlos and San Mateo, with no restrictions on water allocation among these communities. The Company's current contract with the San Francisco Water Department (SFWD) entitles the City to 42.3 MGD per year. An

**Table 5.3-1
Historical Water Use in South San Francisco (MGD)**

Year	Residential	Commercial	Industrial	Other	Total
1991	1,162	780	296	131	4,360
1992	1,255	819	316	158	4,540
1993	1,343	882	317	172	4,707
1994	1,411	933	267	184	4,789
1995	1,442	986	262	176	4,861
1996	1,491	1,009	277	184	4,957
Average	1,351	902	289	167	4,702

Source: California Water Service Company, Westborough County Water District

**Table 5.3-2
Water Users by Type and Consumption**

Land Use	Proportion of Total Accounts	Proportion of Total Consumption	Consumption per user ¹ (gallons)
Single Family Residential	75%	42%	78,726
Multi-Family Residential	14%	5%	55,219
Commercial	10%	37%	528,132
Industrial	0.46%	11%	3,646,790
Other	0.54%	5%	1,052,326

¹Yearly Average Sales (1986-1996).
Source: California Water Service Company

additional 1.4 MGD can be pumped from groundwater. The Westborough County Water District serves the area west of I-280, an area not targeted for growth in this General Plan.

Historic Use

As indicated in Table 5.3-1, water use has increased steadily, and at a rate faster than increases in the number of users. Water use has rebounded significantly from the levels of the late 1980s and early 1990s, when an extended period of drought and resulting conservation measures brought water use levels down considerably.

While residential users comprise approximately 90% of the water accounts in South San Francisco, less than half of the total consumption may be attributed to these users (Table 5.3-2). On the other hand, industrial users comprise only 0.46% of the water accounts but use 11% of the total water. The yearly average sales for each industrial user between 1986 and 1996 was 3.65 million gallons. Part of the reason for the high industrial water usage in South San Francisco is the predominance of biotechnology firms in the city. Pharmaceutical manufacturing requires extremely pure water, and large quantities of water are used to achieve necessary water purity levels.

Projected Use

As indicated in Table 5.3-2, water consumption varies considerably by land use, making future consumption projections difficult. While projecting water consumption for residential uses may be relatively straightforward, projecting industrial consumption is not, since each industrial activity is different and consumes varying quantities of water.

The California Water Service Company bases its future water use projections on estimates of both the number of future water users and the amount of water each type of user will consume. The five-year average growth in the number of accounts is the basis for the utility's projections of the number of water users through 2020. Water use projections for 2020 range from 5.9 millions gallons per day to 9.1 MGD. Assuming the SFWD contract allocation is not modified during the remaining contract period, the CWSC has adequate supply to meet even the highest projected demand.

GUIDING POLICIES: WATER SUPPLY

- 5.3-G-1 *Promote the orderly and efficient operation and expansion of the water supply system to meet projected needs.*
- 5.3-G-2 *Encourage water conservation measures for both existing and proposed development.*
- 5.3-G-3 *Promote the equitable sharing of the costs of associated with providing water service to new development.*

IMPLEMENTING POLICIES: WATER SUPPLY

- 5.3-I-1 *Work with California Water Service Company and Westborough County Water District to ensure coordinated capital improvements with respect to the extent and timing of growth.*
- 5.3-I-2 *Establish guidelines and standards for water conservation and actively promote the use of water-conserving devices and practices in both new construction and major alterations and additions to existing buildings.*

These can be established at two levels: 1) As part of the City's functional plans relating to water supply; and 2) Requiring the use of water-conserving devices as part of project approvals.

The drought of the late 1980s and early 1990s resulted in the implementation of water conservation measures in South San Francisco. These measures effectively reduced water consumption, particularly for residential and commercial uses. Since that time, the average year-over-year increases in consumption for these uses was five percent. As these consumption levels approach pre-drought levels, and as General Plan buildout expects 2,800 new residential units and almost nine million square feet of new non-residential development, conservation measures

**Table 5.3-3
Wastewater Treatment Plant Flow**

<i>Year</i>	<i>Average Dry Weather Flow (MGD)</i>	<i>Average Annual (MGD)</i>	<i>Maximum Monthly Flow (MGD)</i>
1991	6.39	7.03	9.37
1992	6.86	7.34	9.15
1993	7.47	8.09	11.46
1994	7.62	8.09	9.99
1995	8.33	9.20	12.90

Source: South San Francisco/San Bruno Wastewater Treatment Plant Facilities Plan

should play an increasingly significant role in the cost-effective provision of water service.

Conservation measures as they relate to industrial uses should also be explored. While residential and commercial water consumption declined during the drought in South San Francisco, industrial consumption did not. The number of industrial accounts in the city continues to fall; however, new industrial activities, such as biotechnology, tend to use more water than their traditional predecessors. With approximately 2.9 million square feet of additional Business/Technology Park space expected at Plan buildout, even limited measures could yield significant results. Industrial conservation measures could also help limit the demand for treatment plant capacity.

5.3-I-3 Ensure that future residents and businesses equitably share costs associated with providing water service to new development in South San Francisco.

WASTEWATER

An adequately and properly maintained wastewater system is an important part of environmental and public health protection, and an essential infrastructure component for any urban area. As with other public facilities in South San Francisco, varying degrees of maintenance and upgrading will be necessary to accommodate new development. The wastewater treatment plant—jointly-owned by the cities of South San Francisco and San Bruno—is currently undergoing expansion designed specifically to provide the treatment capacity needed for growth.

Collection and Treatment

The South San Francisco/San Bruno Sewage Treatment Plant was constructed in the early 1970s and is jointly operated by the cities of South San Francisco and San Bruno. The sewage of both cities is treated, as is wastewater from Colma and the Serramonte portion of Daly City. The Westborough Water District coordinates sewage treatment for Westborough portion of South San Francisco under contract with Daly City.

The current design capacity of the treatment plant is 13 MGD and an actual capacity of 9-MGD average dry weather flow. The plant expansion, begun in the fall of 1998, will increase the dry-weather operational capacity to 13 MGD. The first phase of the expansion began in early 1998 and should be completed by the end of 2001. The expansion will add three new primary clarifiers, an additional secondary clarifiers, and will remove obsolete equipment. The 47 million dollar project is financed through State revolving fund loans.

Historic Use

As indicated in Table 5.3-4, average dry weather flows to the treatment plant have increased on average by 0.5 MGD every year since 1991, or the equivalent in wastewater generation terms of 6,000 new residents annually. South San Francisco generated about 4.95 MGD of the 8.33 MGD average dry weather flow handled by the plant in 1995.

Just as industry in South San Francisco is a heavy water user, it is a heavy generator of wastewater as well. Of the 4.95 MGD average dry weather flow contributed by South San Francisco in 1995, 25 percent can be attributed to industrial sources.³

Projected Use

At buildout, the average flow is expected to reach 13.1 MGD, from South San Francisco's contribution alone. The approved and additional development is projected to generate approximately 2.4 MGD of wastewater. The addition of Biotech companies who generate large amounts of wastewater, could result in higher flows.

GUIDING POLICIES: WASTEWATER

5.3-G-4 Promote the orderly and efficient operation and expansion of the wastewater system to meet projected needs.

5.3-G-5 Promote the equitable sharing of the costs of associated with providing wastewater service to new development.

Table 5.3-4

Average Wastewater Flows, 1998-Buildout

Year	Flow (MGD) ¹	Average
1998		10.71
Projected Flow from Approved and Additional Development ²		2.42
Buildout Flow		13.1

¹ Figures include sewage flow from the entire wastewater treatment plant system, including South San Francisco, San Bruno, Colma, and the Serramonte portion of Daly City.

² Based on average generation rates for housing units and non-residential floor space in Table 2.4-1.

³ Carollo Engineers, South San Francisco/San Bruno Wastewater Treatment Plant Facilities Plan January 1996, p. 1-8 to 1-10.

- 5.3-G-6 *Maintain environmentally appropriate wastewater management practices.*

IMPLEMENTING POLICIES: WASTEWATER

- 5.3-I-4 *Ensure coordinated capital improvements with respect to the extent and timing of growth.*

The need for capital improvements to the wastewater system will necessarily be linked to the extent and timing of growth, if sufficient capacity is to be provided. This requires the continuous monitoring of very dynamic trends in both development and system capacity.

- 5.3-I-5 *Ensure that future residents and businesses equitably share costs associated with providing wastewater service to new development in South San Francisco.*

- 5.3-I-6 *Monitor industrial discharges to ensure that wastewater quality continues to meet various federal, State, and regional standards; treatment costs should remain affordable.*

Discharge from the City's wastewater treatment plant is closely monitored for quantity and concentrations of pollutants. Noncompliance with various numerous federal, State, and regional regulations could result in the City's National Pollution Discharge Elimination System (NPDES) waste discharge permit to be revoked. Because increased industrial growth may make it difficult to achieve the standards for BOD and TSS concentrations over time, linkages between pollutant levels and land uses need to be established.

Industrial discharges also place enormous treatment costs on the City. The cost of providing this service should also be closely monitored to ensure that the continuation of this service remains cost-effective.

- 5.3-I-7 *Encourage new projects in East of 101 area that are likely to generate large quantities of wastewater to lower treatment needs through recycling, pretreatment, or other means as necessary.*

This will aid water pollution control efforts as well.