

# PENINSULA RESILIENCE PLANNING

## COMMUNITY WORKSHOP 3


May 21, 2025





# WELCOME AND INTRODUCTIONS

## PENINSULA RESILIENCE PLANNING



# Peninsula REsilience Planning (PREP)

## Agenda

1. Welcome and introductions (5 min)
2. Icebreaker activity (5 min)
3. PREP project overview (20 min)
4. Q & A (10 min)
5. Small group discussions of policy options (35 min)
6. Wrap-up and next steps (15 min)



# Introductions

## Project Team

- Nine jurisdictions, including the County of San Mateo.
- Consultant team led by PlaceWorks with support from Climate Resilient Communities, Atlas Planning Solutions, and Nexus Planning and Research.
- Project management from Community Planning Collaborative.



# Participation Tips



- **Ask questions as they come up.**

The goal of this workshop is to introduce these topics. We want to make sure they are clear and approachable. Please ask your questions as they come up or write them down. The team will answer them after the presentation.

- **All feedback is welcome.**

There is no “bad” feedback. We want to hear from all community members.

- **Everyone is welcome.**

Please be courteous and respectful of all participants.

- **Spanish Interpretation is available.**

# Workshop Goals



- Discuss how the community is vulnerable to climate hazards, including how the community is prepared for hazards affected by climate changes.
- Share draft policy concepts developed based on your previous input.
- Gather your feedback on whether these policy concept will effectively address your community's needs.
- Identify priorities for implementation.



# ICEBREAKER POLL

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# Poll



1. **What community do you live in?**
2. **How long have you lived in your current community?**
3. **Have you participated in any previous PREP community workshops or activities?**
4. **What is your favorite park in San Mateo County?**





# PROJECT OVERVIEW

## PENINSULA RESILIENCE PLANNING

# What is PREP?

Peninsula Resilience Planning (PREP) is a project to plan for the harm posed by climate change and natural hazards for each participating community.

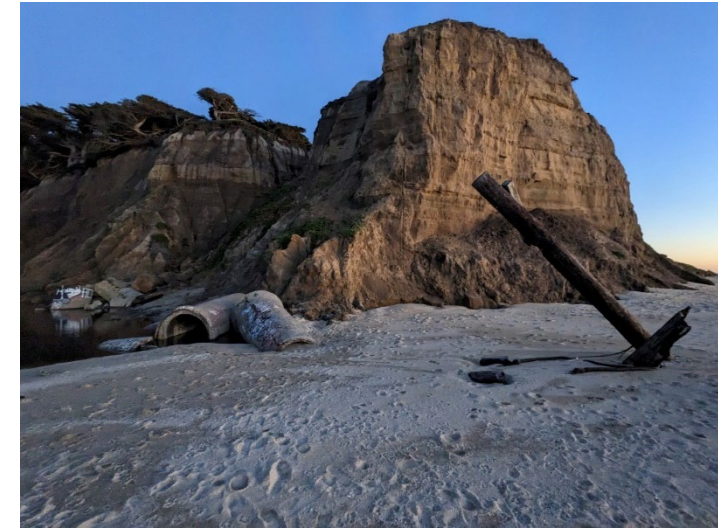
## **Includes:**

- Climate Vulnerability Assessments
- Safety Element Updates
- Community Engagement



# What is a Safety Element?

- Required part of a community's General Plan.
  - The General Plan guides how a community will grow and develop.
  - Local officials refer to it when making decisions about land use and other important matters.
- Identifies hazards of concern and related issues.
- Contains policies and actions to protect communities against natural disasters and hazards, such as wildfires.





# Issues to plan for

- Each community has their own unique conditions, but there are shared hazards and issues in most of San Mateo County.
- Specific issues include agricultural pests, airport hazards, dam failure, erosion, and ocean acidification.



Drought



Emergency preparedness and evacuation



Extreme heat



Flooding

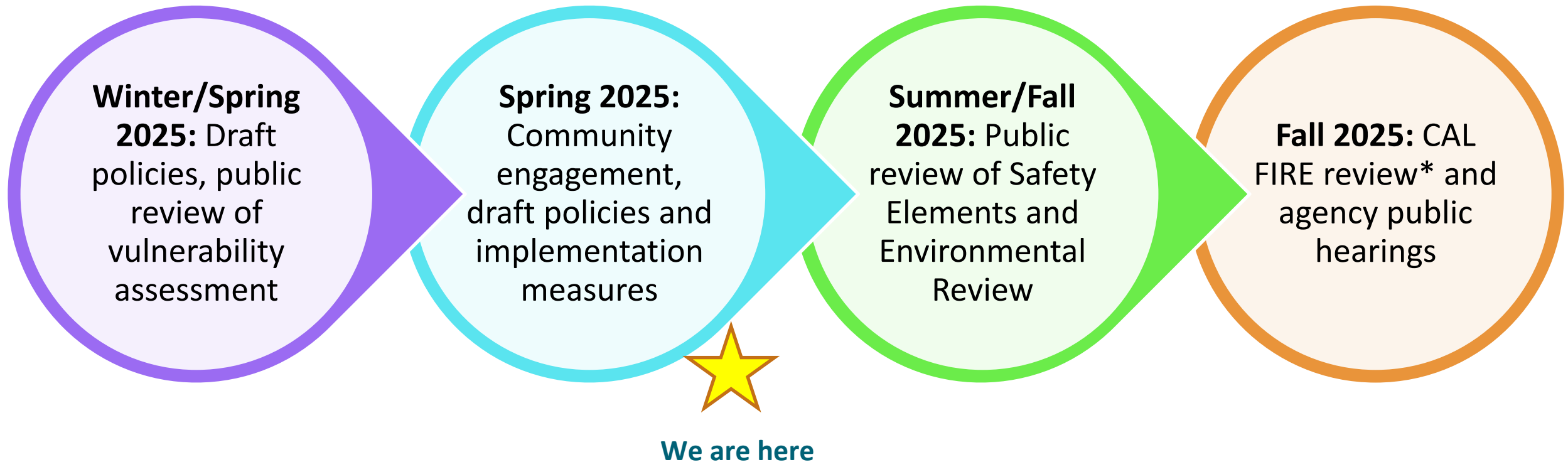


Hazardous materials



Wildfire

# Project Schedule





# Poll



## 1. What hazard or other safety issue are you most concerned about in your community?

- Drought
- Emergency preparedness and evacuation
- Extreme heat
- Flooding
- Hazardous materials
- Wildfire
- Other

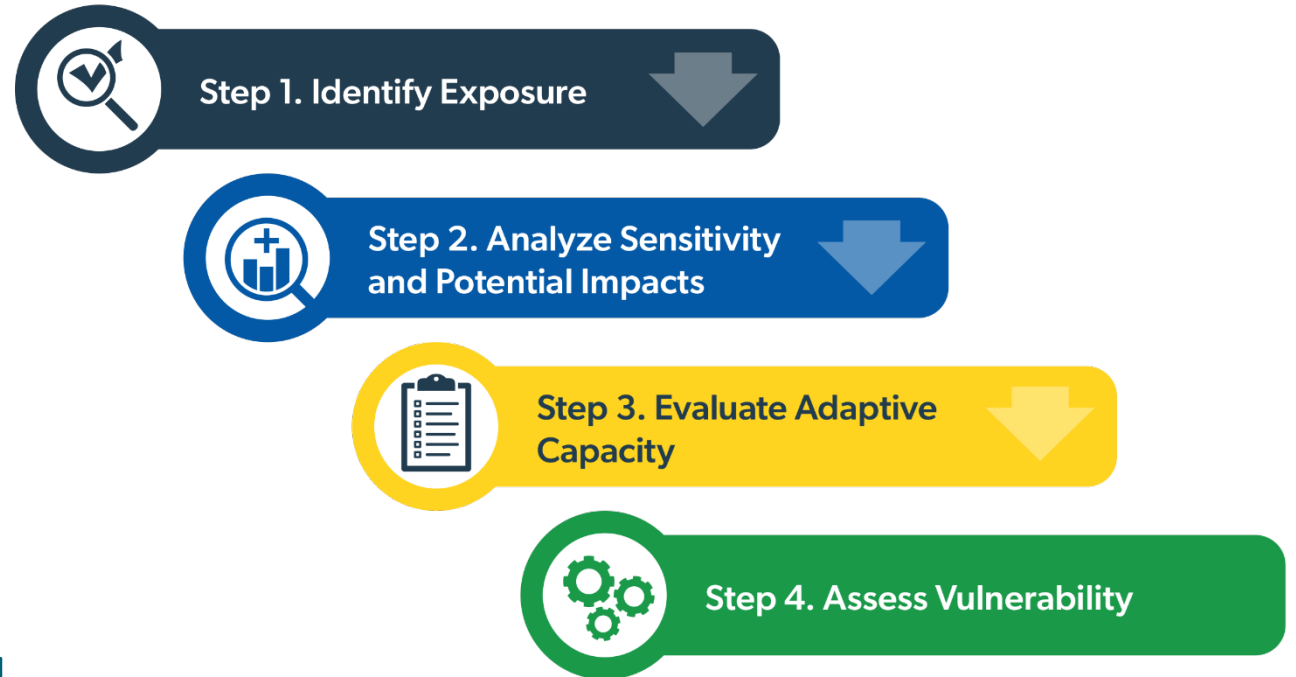


# VULNERABILITY ASSESSMENT

## PENINSULA RESILIENCE PLANNING

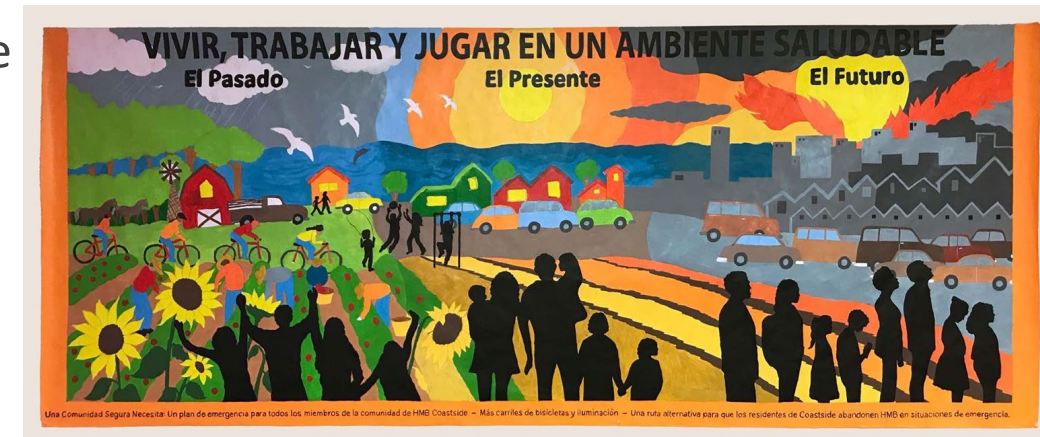
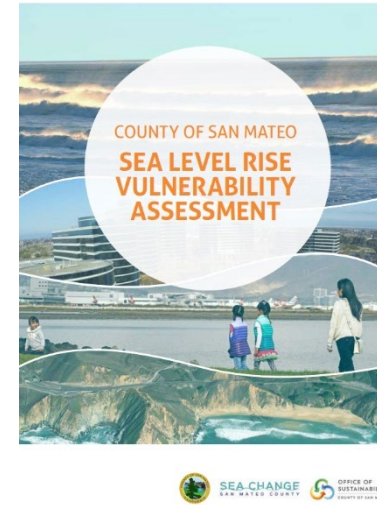
# What is a Vulnerability Assessment?

- Assesses how people and community assets may be affected by climate change.
- Evaluates whether policies or programs exist that will help people to avoid impacts and/or recover quickly.
- Informs strategy development to reduce exposure to harm and increase resilience.



# Existing Studies

- The County and community stakeholders have prepared vulnerability assessments (VA) for sea level rise. The VA referred to these studies and built on their findings.
  - South Coast Sea Level Rise Risk and Solutions Study
  - San Mateo County Sea Level Rise Vulnerability Assessment
  - Climate Ready SMC Pilot Project: Half Moon Bay Climate Action and Adaptation Outreach Pilot
  - East Palo Alto Community Vulnerability Adaptation Sea Level Rise Planning Project
  - Sea Change Burlingame



# Who and what is at risk?



People (especially frontline populations)



Buildings



Infrastructure networks



Economic systems



Key community services



Ecosystems and natural resources



# Vulnerability Assessment Results

- **Low-Resourced Households:**

- Higher exposure to flooding and extreme heat.
- Lack of access to air conditioning is a major concern.

- **People with High Outdoor Exposure**

- Construction, landscaping, and agricultural workers, and unhoused persons.
- Increased exposure to heat, smoke, and ecosystem/agricultural pests.

- **Persons with Chronic Illnesses or Disabilities**

- Limited mobility to evacuate or prepare for hazards.
- High reliance on medical devices.
- Higher sensitivity to smoke and extreme heat.

- **Older Adults**

- Mobility, health challenges, and social isolation are a concern.
- Limited access to transportation in remote areas.



# Vulnerability Assessment Results

## ■ Transportation Networks

- Highway 101, Dunbarton Bridge, Highway 1, local roads: Vulnerable to flooding and sea level rise. Highway 1 also at risk of erosion.
- Transit routes and stops can be blocked, harming bus access. Little or no transit access on much of the coastside.

## ■ Energy & Communication Systems

- Frequent power outages during storms and high wind events. Extreme heat can stress the power grid.
- Fires and landslides can disrupt power lines.
- Critical dependence on landline phones on the coastside.

## ■ Natural Resources

- Beaches and coastal ecosystems are threatened by sea level rise.
- Forests and woodlands face increased wildfire risk.
- Agricultural lands face impacts from drought, heat, and pests.







# POLICY CONCEPTS

## PENINSULA RESILIENCE PLANNING

# What We've Heard



## Key themes from previous community engagement:

- Concern for communication gaps during emergencies, especially for non-English speakers.
- Need for infrastructure improvements (roads, drainage, power systems).
- Desire for more emergency preparedness resources and training.
- Concerns about flooding, sea level rise, and wildfire risk.
- Need for equitable distribution of resources.



# What We've Heard

## From PREP Service Provider Discussions (June 2024)

### ■ Infrastructure Concerns:

- Protecting critical facilities from flooding, extreme heat, and power outages.
- Moving or hardening infrastructure in hazard zones.

### ■ Key Recommendations:

- Enhance community education and preparation before hazard events.
- Strengthen interjurisdictional coordination on adaptation solutions.
- Implement nature-based solutions for flood protection and cooling.

### ■ Identified Barriers:

- Limited funding and staffing for resilience projects.
- Need for simplified permitting in some cases, stronger regulations in others.
- Lack of data on emergent groundwater and hazardous materials risks.



Chambers of  
Commerce and  
business groups

Community  
service  
organizations

Energy  
providers and  
related services

Environmental  
groups

Faith-based  
organizations

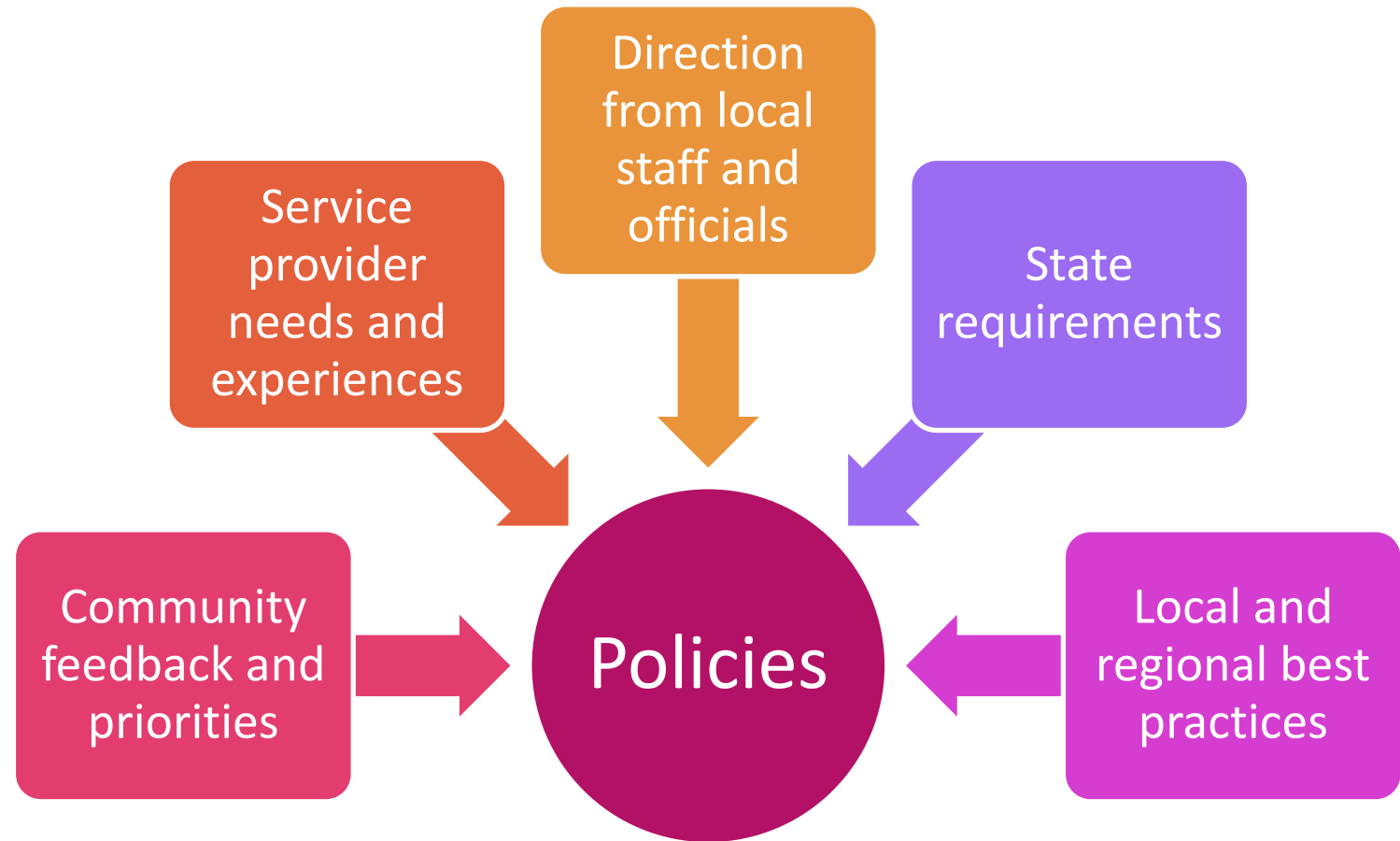
Public health  
organizations

Transit providers



# Policy Concept Development

- Developing new policies or modifying existing ones to meet community priorities, respond to current issues, and comply with State law.
- Existing policies in the Safety Element that are still working and meeting local needs will be kept.
- Safety Elements will also include direction to put the policies into effect.



# Policy Structure & Examples



## **Goal - Broad statement of what we want to achieve**

- Ex: Prepare for, reduce vulnerability to, and adapt to changing climate conditions.



## **Policy - General guidance that directs decision-making**

- Ex: Promote vegetation management and fire-resistant landscape design on residential properties and businesses within the wildland-urban interface and very high fire hazard severity zone.



## **Implementation Action - Specific steps to carry out policies**

- Ex: Establish a Neighborhood Chipper Program in partnership with FIRE SAFE San Mateo.

# Policy Types



**Programmatic:** Strategies to expand or create new programs, activities, and initiatives.



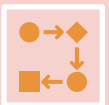
**Plans, regulations, and policy development:** Strategies to revise policies, plans, regulations, and guidelines.



**Capital improvement projects:** Strategies to address physical and functional needs in the built and natural environment, or to secure funding for these projects.



**Education, outreach, and coordination:** Strategies to begin or expand partnerships and relationships, communication, and expanding awareness.



**Evaluation:** Strategies to improve feedback, input, and data and information to conduct further or new analyses.



# QUESTIONS?

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# SMALL GROUP DISCUSSION

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# Policy Concept Topics



1. **Wildfire**
2. **Sea level rise, flooding, and emergent groundwater**
3. **Earthquakes and landslides**
4. **Extreme heat**
5. **Evacuation and emergency preparedness**
6. **Other issues**

# Small Group Discussion



**We will break into small groups to share feedback on the draft policy concepts.**

**Facilitated discussion will last for 35 minutes followed by a brief report-out of each group's discussion themes by the group moderator.**



# REPORT BACK

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# NEXT STEPS

## PENINSULA RESILIENCE PLANNING



# How to stay involved

***How can we improve community resilience to hazards in the peninsula? Join the Peninsula Resilience Planning effort to help your community plan for a safer future.***

## **Learn more about Peninsula Resilience Planning (PREP)**

The plans and policies that come out of the PREP project will help improve our communities' health and safety, support our homes and businesses, and allow us to respond effectively to future emergencies. To learn more about the PREP project and what it means for your community visit the project website. See which communities in San Mateo County are participating in the project and the various natural hazards that affect them. Sign up for our mailing list to receive project updates and alerts on upcoming ways to get involved:

**[www.prepsmc.com](http://www.prepsmc.com)**



## ***Share your feedback***

Learn about the areas at risk of natural hazards, including who and what in our communities are vulnerable, through an interactive map. Share your experience with hazards in your area. Your feedback is critical to planning for a safer future in the peninsula.

**View the  
Map**



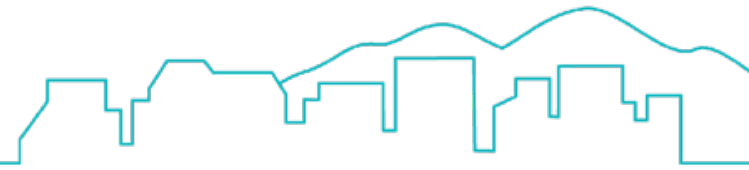
**Take the  
Survey**



**Project website: [prepsmc.com](http://prepsmc.com)**



# Policy Concepts - Wildfire



1. Require all new development in fire hazard severity zones to incorporate design measures that enhance fire protection. These measures and policies include but are not limited to the use of fire-resistant structural designs, use of fire-resistant landscaping, home hardening, defensible space, and vegetation management around the perimeter of structures.
2. To the greatest extent possible, locate new public and critical facilities outside of Moderate, High, and Very High Fire Hazard Severity Zones.
3. Educate property owners, residents (with special attention to at risk populations), and business owners on vegetation management practices, including fire safety, landscape installation and maintenance, defensible space, and other fire hazard reduction strategies. Coordinate with Firewise Communities to increase landscape-scale resilience.
4. Develop retrofit guidelines for existing non-conforming properties in the fire hazard severity zones to understand what improvements may be necessary to comply with the California Fire Code, local ordinances, and best management practices.

# Policy Concepts – Sea Level Rise, Flooding, and Emergent Groundwater



1. Partner with community-based organizations to provide financial assistance to low-resourced households to harden homes against flooding. To the greatest extent possible, locate new public and critical facilities outside of Moderate, High, and Very High Fire Hazard Severity Zones.
2. Integrate drainage and flood control systems to enhance ecosystems through the use of green infrastructure.
3. Explore educational and cost-share methods of increasing uptake in flood insurance in households that are not required to purchase insurance, but that reside in areas with increasing flood risk.
4. Develop a Buffer Zone of at least 100 feet from the San Francisco Bay and Pacific Ocean shoreline. Limit new development in this Buffer Zone to provide space to accommodate and maintain built and natural infrastructure for flood protection, habitat restoration, and public access.



## Policy Concepts – Sea Level Rise, Flooding, and Emergent Groundwater (cont.)



1. Use Transfer of Development Rights (TDR) programs, tax credits, and other strategies to encourage the transition of development away from the shoreline in areas identified as high opportunity for nature-based adaptation. These high opportunity zones should be areas outside of mapped hazard zones to the greatest extent possible, within or adjacent to existing development, with little or no environmental constraints, and otherwise be suited for development.
2. Prioritize the remediation of hazardous materials sites in areas identified as vulnerable to emergent groundwater and within environmental justice communities or neighborhoods.
3. Work with OneShoreline and adjacent jurisdictions as appropriate to incorporate regionally coordinated comprehensive adaptation strategies for shallow groundwater rise into the community's Sea Level Rise Adaptation Plan, General Plan, Capital Improvement Plan, and Municipal Code.

# Policy Concepts – Earthquakes and Landslides

1. Prohibit high-density or high-development potential in areas of increased landslide potential.
2. Prohibit structures used for involuntary occupancy (including schools, hospitals, and correctional facilities) and high voluntary occupancy (including offices, theaters, and religious facilities) in areas of high geologic or seismic hazard risk.
3. Coordinate with water providers to ensure adequate emergency water supplies are available on both sides of active fault traces in the event of water line failure due to earthquake.
4. Design and construct new City and County facilities and utility infrastructure (either public or private) that cross active fault traces to accommodate horizontal and/or vertical displacement.

# Policy Concepts – Extreme Heat



1. Install shade structures and trees, both green and built infrastructure, at parks, transit stops, along public streets and trails, and at other public spaces to reduce ground surface temperatures.
2. Prioritize installation of green infrastructure and tree plantings in areas most vulnerable to heat and environmental justice communities.
3. Explore opportunities to develop mobile providers of water, backup power, air conditioning, and medical supplies that can be deployed to vulnerable communities during high heat events, power outages, and other emergencies.

# Policy Concepts – Evacuations and Emergency Preparedness



1. Coordinate with transit agencies, school districts, community service organizations, and faith-based organizations to assist with evacuation efforts, ensuring evacuation services are available to vulnerable populations, including those with limited English proficiency, limited mobility, or limited access to transportation, communication, and other lifeline resources and services.
2. Work with neighboring jurisdictions, districts, and agencies to establish and maintain equitably located community resilience centers throughout the community and throughout San Mateo County; conduct outreach to educate and inform the community about the resilience hubs. These facilities shall offer refuge from extreme heat, poor air quality, and power outages, in addition to other hazards such as floods and wildfires, and provide important community services during both hazardous and normal conditions. They shall be equipped with renewable energy generation and backup power supplies. Such facilities should be located in areas with minimal exposure to hazards.



# Policy Concepts – Evacuations and Emergency Preparedness (cont.)



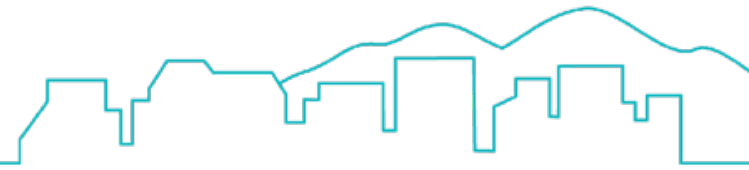
1. Designate corridors where temporary evacuation capacity can be created through manual traffic direction to optimize traffic flow, including use of available parking lanes, turn lanes, shoulders, and bikeways for traffic while ensuring emergency responder access is maintained.
2. Require new development in High and Very High Fire Hazard Severity Zones and in mapped floodplains to have access to at least two emergency evacuation routes.
3. Support and encourage Community Emergency Response Team (CERT) training to residents and members of the business community to increase disaster awareness and emergency response capability.
4. Conduct educational campaigns in multiple languages and formats; and offer residents information on ways to protect their property and preserve personal health and safety from various hazards, and on available incentives and other financial resources

# Policy Concepts – Other Issues



1. Encourage the installation of water efficiency and graywater measures in existing private development, including by helping residents identify rebates and other financial incentives.
2. Expand participation in the Bay Area Air District's Clean Air Filtration Program by supporting residential filter installation and maintenance. Partner with community-based organizations for program implementation, prioritizing environmental justice communities and vulnerable populations.
3. Develop standards for healthy building design that address indoor air quality, natural ventilation, and protection from outdoor air pollution.
4. Collaborate with state agencies, regional land managers like Midpeninsula Regional Open Space District, Golden Gate National Recreation Area, and neighboring local agencies to align invasive species management efforts across jurisdictions.

# Policy Concepts – Other Issues (cont.)



1. Collaborate with state agencies, regional land managers like Midpeninsula Regional Open Space District, Golden Gate National Recreation Area, and neighboring local agencies to align invasive species management efforts across jurisdictions.
2. Implement land use planning and management practices that anticipate and accommodate ecosystem changes caused by climate change, ensuring long-term ecological health, community safety, and climate resilience.