

Analysis of South San Francisco General Plan (GP) with Adopted Office of Planning and Research (OPR) Guidelines – 2017 Version
 March 10, 2021

OPR Guideline Requirement (to the extent that it is relevant)¹	Reference or Comment	Degree of Compliance
Contains all 7 mandatory elements	GP contains Land Use, Transportation (Circulation), Housing, Open Space and Conservation, Noise, and Health and Safety Elements. Additional local elements include: Planning Sub-Areas; Parks, Public Facilities and Services; and Economic Development.	Full
Plan is integrated and internally consistent	An independent review of the South San Francisco 1999 General Plan and the 2015-2023 Housing Element found that the plan is integrated and internally consistent.	Full
Land Use Element		
Contains a Land Use Diagram in sufficient detail to describe land use proposals	GP contains a Land Use Diagram with sufficient detail to describe land use proposals, pg. 2-6.	Full
Shows distribution of housing, business and industry	GP Land Use Diagram shows areas for residential (housing), commercial, office, industrial, public, parks and recreation, open spaces, mixed uses, transportation center, school uses, and several sub-categories of uses, pg. 2-6.	Full
Distribution of open space including agriculture	GP Land Use Diagram shows proposed open space uses. There are no agricultural lands in South San Francisco, pg. 2-6.	Full
Distribution of natural resources	Natural Resources are not addressed in the Land Use Element. However, they are addressed in the Open Space and Conservation Element.	Partial – Recommend inclusion in future update
Distribution of recreation facilities and opportunities	GP Land Use Diagram, pg. 2-6, the Land Use Element text, pg. 2-21 thru 2-25, and the Parks, Public Facilities and Services Element, pg. 5-1 thru 5-21 describe the distribution of recreation facilities and opportunities.	Full
Location of educational facilities	GP Land Use Diagram, pg. 2-6, the Land Use Element text, pg. 2-21 thru 2-24, and the Parks, Public Facilities and Services Element text pg. 5-1, -23, -25 & -26 describe the location of educational facilities.	Full
Location of public buildings and grounds	GP Land Use Diagram, pg. 2-6, the Land Use Element text, pg. 2-5, -16, -19 thru -23, -25, -33 & -46, and throughout the Parks, Public Facilities and Services Element text, describe the location of public buildings and grounds.	Full

¹ Language from the OPR Guidelines.

Location of solid and liquid waste facilities	The Land Use Element text does not describe the location of solid and liquid waste facilities.	Non-compliance
Identification of areas subject to flooding	The Land Use Element text, pg. 2-25 and the Health and Safety Element text, pg. 8-10 & -11 and map on pg. 8-13 identifies areas subject to flooding.	Partial – Recommend Map inclusion in updated Land Use Elem.
Identification of Timber Preserve Zone lands	There are no Timber Preserve Zone lands in South San Francisco.	N/A
Military land use compatibility	There are no military land uses in or adjacent to South San Francisco.	N/A – Recommend topic be addressed in future update
Contains standards for population intensity and building intensity	The Land Use Element text and tables, pg. 2-7, -9 and -13 thru -25 contains standards for population intensity and building intensity.	Full
Transportation (Circulation) Element		
Contains definitions and descriptions of:		
Major thoroughfares	The Transportation Element maps, pg. 4-7 & 4-15 and the Circulation Element text, pg. 4-5, 4-10 thru -12, define and describe major thoroughfares; freeways, arterials, collectors, local streets and street standards.	Full
Transportation routes	The Transportation Element maps and text, pg. 4-1, -4, -19, -22, -25, -27, -28, -29, -36, -37, & -39 defines and describes transportation routes.	Full
Terminals	The Transportation Element maps pg. 4-26, -36, & -37 and text, pg. 4-14, -40 thru -42, defines and describes the rail, ferry and airport terminals.	Full
Military airports and ports	There are no military airports or ports in South San Francisco.	N/A
Plan for a balanced, multimodal transportation network	The Transportation Element maps pg. 4-26, -36, & -37, text and policies, pg. 4-1, -2, -14, -21, -23, -24, -27 describe a balanced, multimodal transportation network including complete streets, vehicle, bicycle, pedestrian, bus and rail facilities.	Full
Other local public utilities and facilities including railroads, airports and parking.	The Transportation Element text, defines and describes transit and rail traffic, pg. 4-1, -4, & -40; airports, pg. 4-1 & -40; and parking, pg. 4-5, -21, -24, -25, -29, -32, -35, & -38.	Full
Housing Element (CA HCD found “In Compliance” (4/12/2018))		
Review of previous element	The Housing Element includes discussions of public participation, pg. 5, review of past performance, progress in implementation,	Full

	effectiveness, and appropriateness of goals, objectives and policies, pg. 5-10 and Appendix A.	
Housing needs assessment	The Housing Element includes a housing needs assessment as described in the Guidelines, pg. 11-34.	Full
Inventory and analysis of adequate sites	The Housing Element includes an inventory and analysis of adequate sites as described in the Guidelines, pg. 77-93.	Full
Analysis of potential governmental and non-governmental constraints	The Housing Element includes analyses of potential governmental and non-governmental constraints as described in the Guidelines, pg. 47-75.	Full
Housing policies and programs	The Housing Element includes goals, policies and programs as described in the Guidelines, pg. 96-118.	Full
Quantified objectives	The Housing Element includes quantified objectives as described in the Guidelines, pg. 119.	Full
Integrate community health, climate change, and other considerations affecting and affected by housing	The Housing Element includes references to community health, pg. 9, 15, 18, 30, 43, &127; and climate action plan and change, pg. 10, 76, 117, &129.	Full
Open Space and Conservation Element		
The Conservation Element must address the conservation, development, and utilization of natural resources including:	The Open Space and Conservation Element includes discussion and policies relating to habitat and biological resources, water quality, air quality, greenhouse gas emissions and historic and cultural resources conservation. Each of the required topics is discussed below.	
Water and its hydraulic force	Discussion and policies related to surface and groundwater quality, pg. 7-1, -10, -11, & -12; however, it does not address the hydraulic force of water.	Partial
Forests	There are no forests in South San Francisco	N/A
Soils	The topic of soil conservation is not addressed in the Element.	Non-compliance
Rivers and other waters	The topic of Colma Creek, the only major waterway in South San Francisco is addressed, pg. 7-2, -4, -5, -6, -10, & -11.	Full
Harbors and fisheries	The topics of harbors and fisheries is not addressed in the Element.	Non-compliance
Wildlife	The topic of wildlife and biological resources is addressed, pg. 7-1 thru 7-8 & 7-10.	Full
Minerals and other natural resources	The topic of minerals is not addressed in the Element. ²	Non-compliance
The Open Space Element must address:		
Open space for the preservation of natural resources	The Open Space and Conservation Element includes a discussion and maps of habitat conservation areas, pg. 7-3 thru 7-9.	Full

² USGS identifies a silver, zinc, lead resource in close proximity to the City.

Open space for the managed production of resources	The Open Space and Conservation Element does not include a discussion of managed production of resources.	Non-compliance
Open space for outdoor recreation	The Parks, Public Facilities, and Services Element includes a discussion and maps of outdoor recreation, pg. 5-2 thru 5-22.	Partial - Recommend inclusion in updated Open Space and Conservation Element
Open space for public health and safety	The Open Space and Conservation Element does not include a discussion of public health and safety. While health and safety are discussed in the Health and Safety Element, those topics are not discussed in the context of open space.	Non-compliance
Open space for military support	There are no military installations in or adjacent to South San Francisco.	N/A – Recommend topic be addressed in future update
Open space for tribal resources	The Open Space and Conservation Element does not include a discussion tribal resources.	Non-compliance
The Open Space Element should contain an open space action program	The Open Space and Conservation Element does not include an open space action program.	Non-compliance
Noise Element		
Issues to be addressed include:		
Major noise sources, both mobile and stationary; including roadway, rail, air, commercial and industrial sources	The Noise Element text and maps, pg. 9-2 thru 9-11 describes existing and projected major community noise sources, including roadway, rail, air, and industrial sources.	Full
Existing and projected levels of noise and noise contours for major noise sources	The Noise Element describes existing noise levels but does not include a map of existing noise contours for roadway, rail and industrial sources. An existing and projected noise contour map is included for air sources, pg. 9-5 and a projected noise contour map is included for roadway and rail sources, pgl 9-9.	Partial
Existing and projected land uses and locational relationship to existing and projected noise sources	The Noise Element text, pg. 9-3 thru 9-7 describes the existing and projected land uses and locational relationship to existing and projected noise sources	Full
Existing and proposed sensitive receptors, including hospitals, convalescent homes, schools, churches and sensitive wildlife habitat	The Noise Element, pg. 9-1, -2, -7, -12, -13, & -15 describes policies for sensitive receptors, including hospitals, convalescent homes, schools, churches and sensitive wildlife habitat	Full
Mitigation measures	The Noise Element text, pg. 9-8, 9-11 thru 9-13 describes noise mitigation measures.	Full

Implementation measures	The Noise Element text, pg. 9-11 thru 9-13 & 9-15 describes implementing policies and possible solutions that address existing and foreseeable noise problems.	Full
Health and Safety Element		
Issues to be addressed include:		
Seismically induced surface rupture, ground shaking, ground failure,	The Health and Safety Element text addresses seismically induced ground (surface) rupture, ground shaking, and ground failure pg. 8-4 thru 8-6.	Full
Tsunami, seiche, and dam failure	The Health and Safety Element text addresses seismically induced tsunami, and water waves (seiche), pg. 8-5 thru 8-7. There are no dams in or near South San Francisco, therefore the topic of dam failure is not addressed.	Full
Slope instability leading to mudslides and landslides	The Health and Safety Element text addresses slope instability leading to landslides pg. 8-2, 8-4 thru 8-6. The element does not address mudslides.	Partial
Subsidence, liquefaction, and other seismic hazards identified on seismic hazard maps	The Health and Safety Element text addresses liquefaction, pg. 8-2, 8-4 thru 8-6. The element does not address subsidence nor does it contain seismic hazard maps.	Partial
Flooding	The Health and Safety Element text addresses flooding, pg. 8-10 thru 8-12 including a map on pg. 8-13.	Full
Wildland and urban fires	The Health and Safety Element text addresses wildland and urban fires, pg. 8-20 thru 8-23.	Full
Evacuation routes	The Health and Safety Element does not address evacuation routes.	Non-compliance
Peak load water supply requirements	The Health and Safety Element does not address peak load water supply requirements, although the subject of emergency water supply is addressed in general.	Non-compliance
Climate change	The Health and Safety Element does not address climate change although that topic is discussed in the Housing Element	Non-compliance
Minimum road widths and turnouts	The Health and Safety Element does not address minimum road widths.	Non-compliance
Clearances around structures	The Health and Safety Element text addresses clearances around structures, including defensible spaces and buffers between vegetation and structures, pg. 8-20 and 8-22.	Full