



Chapter 9: Healthy People and Healthy Places

CAC Review Draft | March 23, 2017

Introduction

Land use planning and neighborhood design can contribute to the overall health and well-being of Burlingame residents. Why is this important? From a public policy perspective, healthy people and healthy places practices can benefit the community economically, from reduced health care costs to savings in transportation expenditures to generating jobs associated with local food production. Planning and designing healthy environments encourages social interaction, reduces crime, helps seniors age in place, and minimizes residents' exposure to pollution. Programs that promote the sustainable use of natural resources benefit the environment and preserve natural places for all to enjoy.

In 2016, health data for Burlingame residents provided by *Sustainable San Mateo County* indicated that overall, community members have good health, but that older residents and youth needed more focused attention to improve health and activity levels. This Healthy People and Healthy Places Element focuses on policy initiatives that will address the most critical health needs in the city, safeguard and improve residents' personal health, maintain and enhance Burlingame's parks and open spaces, and protect local environmental resources within the context of the following health-related topics:

- Public Health
- Air Quality and Greenhouse Gas Reduction
- Parks, Open Space, and Recreation
- Biological Resources
- Water Resources
- Scenic Resources

Public Health

The health of Burlingame community members is affected by land use policy, project design, and equitable access to health resources. The City is committed to taking actions that ensure the continued health of the community, both in terms of preventative measures such as active lifestyles and healthy foods, as well as medical treatment and access to doctors. The following goal and policies aim to enhance the health and quality of life of all in the community.

Goal HP-1: Improve the overall health and well-being of all Burlingame residents through land use and design policies, equitable access to health care, and opportunities for healthy lifestyle choices.

HP-1.1: Health in All Policies

Prioritize the health of all Burlingame residents in City strategies, policies, programs, daily operations, and practices. [SO, PA, PI]

HP-1.2: Healthcare Facilities

Continue to accommodate healthcare facilities of all sizes in Burlingame, and work with major healthcare institutions to promote appropriate expansion of services and ensure equitable, affordable, and convenient treatment for all community members. [PA, MP]

HP-1.3: Public Transit Access to Medical Facilities

Partner with public transportation agencies and healthcare providers to improve connections between Burlingame's neighborhoods and healthcare facilities. [AC, H, S]

HP-1.4: Collaboration and Education

Collaborate with local health officials, planners, non-profits, institutions, businesses, and schools to promote healthy lifestyles and educate Burlingame residents about healthcare options. [AC, PI, H]

HP-1.5: Community Safety through Design

Improve sidewalks, streetscapes, and traffic conditions in neighborhoods to encourage walking and activity on the local streets. [MP, SO]

HP-1.6: Active Transportation

Create opportunities for Burlingame community members to incorporate physical activity into everyday activities by promoting walking and biking as alternatives to automobile use, as outlined in the Mobility Element. [MP, PI, H, S]

HP-1.7: Safe Routes to School

Support the San Mateo County Safe Routes to School and other similar programs that promote walking and biking to and from school for children and parents. Study options to remove potential physical barriers and improve dangerous intersections near schools. [AC, SR, H, S]

HP-1.8: Sharing the Road

Support local and regional programs that educate and inform motorists to be aware of non-vehicle roadway users to promote overall safety and multimodal streets. [AC, PI, H, S]

HP-1.9: Aging in Place

Accommodate development projects that incorporate access to services, transit, amenities, healthcare, and universal design elements that enable Burlingame residents to remain in their homes as they age. [DR, H, S]

HP-1.10: Access to Healthy Foods

Craft land use policies that provide for all residents to be within short distances of fresh and healthy food sources, such as grocery stores, healthy corner stores, farmers' markets, and community gardens. Incentivize healthy food options in existing stores and food venues. [SO, PA, H, S]

HP-1.11: Community Garden Sites

Identify opportunity sites for additional community gardens throughout the City in parks and on vacant lots. Have the Burlingame Parks and Recreation Department partner with community groups and non-profit organizations to establish the gardens. [SR, PA, PI, H, S]

HP-1.12: School Gardens

Work with the Burlingame School District and the San Mateo Union High School District to implement urban agriculture programs on school sites. [AC, H, S]

HP-1.13: Multi-Family Residential Gardens

Encourage new multi-family housing developments to include designated community gardens for their residents as part of open space requirements, particularly in high-density areas such as North Burlingame and Rollins Road. [DR, H, S]

HP-1.14: Agriculture in Single-Family Residential Neighborhoods

Allow for the small-scale growing of food products and keeping of bees and fowl in single-family neighborhoods, both for personal use and sale. [DR]

Air Quality and Greenhouse Gas Reduction

Since the 1970s, air quality throughout the Bay Area has improved significantly as a result of federal clean air regulations and vigorous efforts of the Bay Area Air Quality Management District to implement air quality improvement goals. However, the twentieth century brought forward new concerns about pollutant emissions in the form of greenhouse gases, which climate scientists indicate are a major source of global climate change. And while greenhouse gas reduction remains a regional and global issue, each jurisdiction in the Bay Area (and California) is obligated to define and implement strategies to reduce localized greenhouse gas emissions,

with the aim to achieve the statewide reductions established by the Global Warming Solutions Act of 2006 and related legislation.

Burlingame first addressed greenhouse gas emission in its 2009 Climate Action Plan (CAP). The CAP set a framework for reducing greenhouse gas emissions, and the City has made considerable progress over the years in climate actions and sustainability. This General Plan serves as an opportunity to assess the City's greenhouse gas reduction progress and update the CAP. The General Plan is built upon a strong sustainable development foundation that will move Burlingame forward in reducing greenhouse gas emissions and meet updated reduction targets. Appendix [x] Climate Action Plan Update, compiles all the climate action related goals and policies found throughout these chapters into a one-stop climate action plan. The CAP Update also incorporates the climate change environmental analysis from the General Plan's environmental impact report (EIR), including Burlingame's greenhouse gas emission inventory and quantified emission reduction measures. For a complete look at Burlingame's climate action approach, see Appendix [x] Climate Action Plan Update.

The following goals and the policies will help reduce greenhouse gas emissions and other air pollutants.

Goal HP-2: Achieve greenhouse gas emissions reductions consistent with State goals.

HP-2.1: Municipal Greenhouse Gas Inventory

Continue to partner with San Mateo County's Regionally Integrated Climate Action Planning Suite (RICAPS) to prepare annual Municipal Greenhouse Gas inventories. [AC, SR, S, H]

HP-2.2: Community Greenhouse Gas Inventory

Continue the partnership with the San Mateo County RICAPS to prepare annual community-wide greenhouse gas inventories.

HP-2.3: Greenhouse Gas Reduction Targets

Work to achieve greenhouse gas emissions reductions locally that are consistent with the targets established by AB 32 (California Global Warming Solutions Act of 2006) and subsequent supporting legislation. [AC, S, H]

HP-2.4: Electric Vehicles

Prepare an Electric Vehicle Strategic Plan to support and expand Burlingame's electric vehicle network. Establish parking standards that prioritize electric vehicle spaces. Require new residential developments to install or be pre-wired for electric vehicle charging stations. [MP, DR, S, H]

HP 2-5: Municipal Electric Vehicles

Purchase electric vehicles as replacements for gasoline-powered vehicles in the City's fleet. Install electric vehicle charging stations to incentivize City employees to use electric vehicles.

HP-2.6: Renewable Energy

Enroll in Peninsula Clean Energy's ECO100 rate to purchase 100% renewable energy for the City's municipal accounts. Encourage residents and businesses to opt-up to ECO100 for additional community wide greenhouse gas reductions. Encourage and support opportunities for developing local solar power projects.

HP-2.7: Residential Solar Power

Encourage homeowners to install solar power systems. Provide information to homeowners on the benefits of solar power and funding opportunities. Promote Property Assessed Clean Energy (PACE) programs that finance renewable energy systems. Offer incentives for home solar power systems.

HP-2.8: Energy Efficiency

Support energy efficiency improvements in the aging building stock citywide. Encourage energy efficiency audits and upgrades at the time of sale for existing homes and buildings. Host energy efficiency workshops, and distribute information to property owners, tenants, and residences. Publicize available programs such as PACE financing and San Mateo Energy Watch programs. Incentivize low-cost retrofits to residents and businesses.

HP-2.9: Municipal Energy Efficiency

Continue to enhance energy efficiency in City facilities. Conduct periodic energy audits to assess energy efficiency progress and needed improvements.

HP-2.10: Municipal Green Building

Require new construction and major renovations of City facilities to be zero net energy.

HP-2.11: Innovative Technologies

Encourage the advancement of emerging technologies and innovations around energy, waste, water, and transportation. Support local green technology businesses. Explore demonstration project opportunities.

HP-2.12: Green Businesses

Attract green technology businesses to Burlingame. Focus outreach on established and new green technology businesses along Rollins Road. Encourage existing businesses to integrate green practices by offering an annual green business award, workshops, and informational materials.

HP-2.13: Composting

Expand composting services to multi-family residential buildings and commercial buildings.

HP- 2.14: Zero Waste

Encourage the South Bayside Waste Management Authority (SBWMA) to explore and consider rate plans that support zero waste goals. Identify opportunities to support and implement zero waste goals and strategies for the City and community.

HP- 2.15: Alternative Fuel

Purchase electric or hybrid models of lawn and garden and construction equipment for City maintenance operations, as feasible.

Goal HP-3: Minimize exposure of residents and employees of local businesses to harmful air pollutants.

HP-3.1: Regional Air Quality Standards

Support regional policies and efforts to improve air quality, and participate in regional planning efforts with the Bay Area Air Quality Management District to meet or exceed air quality standards. [AC, S, H]

HP-3.2: Local Air Quality Standards

Work with local businesses, industries, and developers to reduce the impact of stationary and mobile sources of pollution. Ensure that new development does not create cumulative net increases in air pollution, and require Transportation Demand Management Techniques (TDM) when air quality impacts are unavoidable. [DR, S, H]

HP-3.3: Indoor Air Quality Standards

Require that developers mitigate impacts on indoor air quality for new residential and commercial developments, particularly along higher-density corridors, near industrial uses, along the freeway and rail line, such as in North Burlingame, along Rollins Road, and in Downtown. Potential mitigation strategies include installing air filters (MERV 13 or higher), building sound walls, and planting vegetation and trees as pollution buffers. [DR, H, S]

HP-3.4: Air Pollution Reduction

Support regional efforts to improve air quality, reduce auto use, expand infrastructure for alternative transportation, and reduce traffic congestion. Focus efforts to reduce truck idling to two minutes or fewer in industrial and warehouse districts along Rollins Road and the Inner Bayshore. [AC, PI, SO, S, H]

HP-3.5: Woodstove and Fireplace Replacement

Encourage residents to replace wood-burning fireplaces and stoves with cleaner electric heat pumps, natural gas, or propane stoves. Educate the public about financial assistance options through the Bay Area Air Quality Management District's fireplace and wood stove replacement incentive program. [PI, AC, S, H]

HP-3.6: Caltrain Electrification

Encourage the electrification of Caltrain to eliminate emissions from the rail line.

HP-3.5: Proximity to Sensitive Locations

Avoid locating stationary and mobile sources of air pollution near sensitive uses such as residences, schools, childcare facilities, healthcare facilities, and senior living facilities. [DR, S, H]

HP-3.7: Proximity to Emission Sources

Avoid locating residential developments and other sensitive uses near significant pollution sources such as freeways and large stationary sources. Require Bay Area Air Quality Management District recommended procedures for air modeling and health risk assessment for new sensitive land uses located near sources of toxic air contaminants.

HP-3.8: Building Site Design and Operations

Place sensitive uses within development projects (e.g. residences, daycares, medical clinics) as far away from emission sources (including loading docks, busy roads, stationary sources) as possible. Design open space, commercial buildings, or parking garages between sensitive land uses and air pollution sources as a buffer. Locate operable windows, balconies, and building air intakes far away from emission sources.

HP-3.9: Truck Routes

Ensure projects that generate truck traffic and existing truck routes avoid sensitive land uses such as residences, schools, daycares, senior facilities, and residences.

HP-3.10: Dust Abatement

Require dust abatement actions for all new construction and redevelopment projects. [DR, H, S]

HP-3.11: Construction Best Practices

Require construction projects to implement the Bay Area Air Quality Management District's Best Practices for Construction to reduce pollution from dust and exhaust as feasible.

Parks, Open Space, and Recreation

Parks and recreation facilities provide places where people can be physically active and gather as a community. Open spaces and natural areas support biodiversity, allow for the management of water and other natural resources, and offer opportunities for residents to learn about nature. Burlingame has a diversity of open spaces, with most neighborhoods having relatively easy access to a neighborhood park or playground or the Mills Canyon Wildlife Area. Along the Bayfront, the Bayside fields, community garden, Bayside Dog Exercise Park, golf driving range, and Bay Trail offer places that attract not just Burlingame residents but visitors from other communities. And while the Bayfront amenities are separated from the rest of Burlingame by Highway 101, the policies in the Mobility Element include initiatives to improve pedestrian and bicycle access across the freeway.

Figure HP-1 identifies neighborhoods where residents are not within one-quarter or one-half mile from a park, distances considered to be walkable and bikeable. The Easton Addition neighborhood lacks ready access to park space, with the exception of fields at Roosevelt Elementary School. Open space in Downtown, where land use policy will allow for construction of up to 1,200 new units (from baseline year 2016), is limited to a small playground on Primrose Road within Downtown itself; otherwise, the nearest park is Washington Park to the east. With the addition of residences at the north end of town—on El Camino Real and Rollins Road—additional open space amenities will be needed to create complete communities and respond to new residents' desires for gathering and recreation spaces. Because Burlingame has virtually no vacant land, creating new public park and recreation facilities will be a challenge.

The private sector has responded to active residents' desires by establishing indoor recreation facilities in industrial spaces within the Rollins Road district. While these businesses offer tennis, indoor soccer, gymnastics, and other activities, participants must pay a fee. The City sees the value that private recreation facilities bring to the community, but also is committed to providing public recreation places that meet the needs of residents of all ages and income levels. This commitment includes planning creatively to establish public space in Downtown—which could consist of plazas and outdoor performance spaces—and requiring that new residential development in north Burlingame incorporate publicly accessible green space and gathering spots. The overarching goal is to ensure that every Burlingame resident can walk or bike to a public open space. Figure HP-2 illustrates a conceptual parks, recreation, and open space master plan.

PLACESAVER FOR FIGURES HP-1 AND HP-2

Goal HP-4: Provide a diversity of City-owned parks, recreation facilities, natural open spaces, and public gathering places citywide, and ensure that every Burlingame residents lives within one-half mile of such a resource.

HP-4.1: Parks, Recreation, and Trail Master Plan

Develop and implement a parks, recreation, and trails master plan to guide open space investments and ensure a comprehensive and integrated system of parks, plazas, playgrounds, trails, and open space. [MP, OS, H, S]

HP-4.2: Equitable Distribution of Open Spaces

Ensure all neighborhoods have access to park and recreation opportunities within comfortable walking distance of homes, schools, and businesses. [MP, OS, H, S]

HP-4.3: Existing Open Spaces

Conduct a study to identify the level of service for each park, trail, and open space in Burlingame, and ensure that existing open spaces meet residents' and visitors' evolving needs, providing unique recreation experiences in parks, open spaces, trails, and public plazas. [SR, H, S]

HP-4.4: Potential New Open Spaces

In concert with development proposals in the North Burlingame and North Rollins Road districts, require plans for publicly accessible open spaces. Design and develop these spaces to fit within the overall parks and recreation system in Burlingame. [MP, DR, PA, H, S]

HP-4.5: Central Gathering Space

Explore opportunities to create a new central gathering space in or near Downtown and on Broadway. [SR, PA H]

HP-4.6: Community Center

Continue to pursue plans for development of a new Burlingame Community Center that provides a variety of community services, recreational activities, and cultural amenities that are accessible to and benefit a broad cross-section of the community. Continue to engage residents and other stakeholders in planning and developing the new center. [MP, FB, PI, H]

HP-4.7: Recreation Programs and Services

Expand and focus recreational programs and services to meet evolving and diverse community needs. Establish a regular review of recreational programs to evaluate capacity and demands. [FB, SO, H]

HP-4.8: Recreational and Multi-Purpose Facilities

Provide a range of quality recreational and multi-purpose facilities that are suited to community needs. Provide space for fitness classes, sports leagues, continuing education opportunities, community events, and other functions. Ensure facilities are well maintained and have adequate lighting, signage, and hours of operations. [FB, SO, H]

HP-4.9: Joint Use Facilities

Work with the school districts, faith-based institutions, private entities, and community to allow for the joint use of non-City recreational facilities. [PA, AC, H]

HP-4.10: Trails and Corridors

Establish and maintain an integrated recreational corridor system that connects regional and local trails to creeks, open spaces, hillside areas, and City parks. Identify potential recreational linkage opportunities to better connect Burlingame's existing trails, and retain publicly owned corridors for future use. [SO, AC, H, S]

HP-4.11: San Francisco Bay Trail and Bayfront Recreation

Work with the Association of Bay Area Governments, the Coastal Conservancy, the Metropolitan Transportation Commission, the San Francisco Bay Conservation and Development Commission, and private property owners to close gaps in the San Francisco Bay Trail along Burlingame's Bayfront. Improve public access and connectivity to the shoreline, and enhance recreation opportunities in the Bayfront area. [AC, H, S]

HP-4.12: Access to Natural Areas

Improve access to large-scale natural areas along Burlingame's Bayfront and in Mills Canyon Park. Identify areas for limited or restricted recreational use where natural habitat is particularly sensitive. [SR, H, S]

HP-4.13: Private Indoor Sports and Recreation

Continue to allow indoor sports and commercial recreation facilities in the Innovation/Industrial districts within the Bayfront area and along Rollins Road. [DR, H]

HP-4.14: Private Use of Public Facilities

Limit the use of public facilities by private organizations when such arrangement works to exclude a substantial base of Burlingame residents from using the facilities. [SO, H]

HP-4.15: Access for People with Disabilities

Provide parks, recreation, and trail access for people with disabilities. Identify spaces with limited disability access, and implement plans to incorporate accessible features, including appropriately graded paths and trails, firm and stable paving materials, edge protection on trails, gates and doorways of appropriate widths, accessible drinking fountains and restrooms, and accessible benches and tables. [SO, H]

HP-4.16: Sustainable Landscaping

Utilize native, drought-tolerant landscaping to the maximum extent practical in all City parks and open spaces, and minimize impervious surfaces wherever possible. Identify opportunities

for sustainable upgrades within City parks and other planted areas, such as parkways and roadway medians. [SO, H, S]

HP-4.17: Signage and Wayfinding

Establish consistent signage and wayfinding for the parks and trail system to indicate distances to different open space and recreational destinations. [MP, SO, H]

HP-4.18: Funding

Pursue funding for parks, recreation, and trail enhancement, development, and maintenance through a variety of mechanisms, including developer fees, the general fund, parking funds, special service districts, user fees, and grants. Include funds in the City's Capital Improvement Program for timely community facility and park improvements. [SO, FB, H, S]

Biological Resources

Before Burlingame was thoroughly urbanized, the Bayland and hillside environments supported a rich abundance of wildlife in wetland, mixed forest, and evergreen forest habitats. Although the City is almost completely urbanized today, remnants of these original environments remain. Along the Bayfront, marine and estuarine habitats are home to many common fish, bird, and animal species, as well as special status species (meaning those that may be protected by State or federal law) such as the Ridgeway's rail and longfin smelt. Coastal wetlands also support protected plant species. In Mills Canyon and along the creeks that flow to the Bay, you can find many reptiles, mammals, birds, and insects, including several species classified as rare, threatened, or endangered.

These natural habitats and the species they contain contribute to the overall environmental, ecological, and educational health of the community and region. The City recognizes the importance of preserving and protecting the areas shown on Figure HP-3 for the long term.

PLACESAVER FOR FIGURES HP-3

Goal HP-5: Protect, maintain, and improve biological resources in Burlingame, including hillside habitats, trees and plants, shoreline areas, and creeks.

HP-5.1: Wildlife Habitats

Preserve critical habitat areas and sensitive species within riparian corridors, hillsides, canyon areas, tree canopies, and wetlands that are within the City's control. Consult with the California Department of Fish and Wildlife to identify and map significant habitat areas, and focus protection measures on habitats with special status species. Protect declining or vulnerable habitat areas from disturbance during design and construction of new development. [AC, DR, S]

HP-5.2: Migratory Birds

Identify and protect habitats that contribute to the healthy propagation of migratory birds, including trees and natural corridors that serve as stopovers and nesting places. Avoid construction activities that involve tree removal between March and June unless a bird survey has been conducted to determine that the tree is unused during breeding season by avian species protected under California Fish and Game Codes 3503, 3503.5 and 3511. [AC, DR, S]

HP-5.3: Riparian Corridors

Protect and restore riparian corridors to ensure they function as healthy biological areas and wildlife habitats. Where appropriate, restore riparian habitat with native vegetation. [SO, S]

HP-5.4: Urban Creeks

Encourage the restoration and daylighting of Burlingame's urban creeks where they have been undergrounded. Coordinate with property owners and local interest groups in restoration efforts. Remove culverts and hardened creek channels where appropriate, and avoid future culverting or channelization of creeks. [PA, AC, H, S]

HP-5.5: Protection and Expansion of Tree Resources

Continue to preserve and protect valuable native trees and introduced species that contribute to the urban forest, but allow for the gradual replacement of trees for on-going natural renewal. Promote replacement with native species. Use zoning and building requirements to ensure that existing trees are integrated into new developments. [DR, MP, SO, S]

HP-5.6: Tree Preservation Ordinance

Continue to adhere to the Burlingame Tree Preservation Ordinance (Burlingame Municipal Code Title 11), and ensure the preservation of protected trees as designated by the ordinance. [SO, S]

HP-5.6: Urban Forest Management Plan

Continue to update and use the Burlingame Urban Forest Management Plan for guidance on best management practices related to tree planting, removal, and maintenance. [MP, OS, S]

HP-5.7: Native Plant Species

Protect native plant and tree species, particularly along the shoreline and hillsides, where several special status species are found in the forest and wetland habitat. Restore native vegetation corridors within urbanized areas where possible, and encourage incorporation of native plants into landscape plans for new development. [DR, H, S]

HP-5.8: Invasive Plant Species

Prohibit the use of any new non-native invasive plant species in landscaped or natural areas. Work with the California Invasive Plant Council to identify invasive plant species within Burlingame, and establish plans for removal. Ensure that new development obtains appropriate permits and approvals related to invasive species from the Army Corps of Engineers and other relevant agencies. [AC, DR, H, S]

HP-5.9: Invasive Aquatic Species

Work with the California Department of Fish and Wildlife's Invasive Species Program to identify invasive aquatic species within Burlingame, and meet the Regional Monitoring Program's regulatory goals to reduce exotic species that threaten Bay Area water quality. [AC, S]

HP-5.10: Shoreline Protection and Enhancement

Maintain and improve the quality of Burlingame's shoreline, and support regulatory programs that protect Bayfront open space. Control shoreline uses to minimize erosion, and use a combination of human-made and natural elements to establish flood barriers. [MP, SO, DR, S]

HP-5.11: Canyon and Hillside Protection

Protect Burlingame's canyon and hillside areas by ensuring that construction adjacent to these spaces is environmentally sensitive and preserves natural topography and vegetation. [DR, S]

HP-5.12: Wetlands

Preserve wetland habitat and associated species in compliance with the federal "no net loss" policy. Where jurisdiction allows, establish buffer zones at the edge of wetland habitats, and restrict development in these zones. If development occurs adjacent to a wetlands area, ensure a qualified biologist has conducted a wetlands delineation in accordance with federal and State guidelines. [SO, DR, S]

HP-5.13: Regional Coordination

Coordinate efforts with the San Mateo County Flood Control District, Caltrans, San Francisco Airport, Peninsula Watershed lands, and Coyote Point Recreation Area to preserve and manage interconnecting wildlife movement corridors. [AC, S]

HP-5.14: Compliance with Environmental Laws

Through environmental review, ensure that all projects affecting resources of regional concern satisfy regional, State, and federal laws. [DR, S]

HP-5.15: Access to Natural Areas

Ensure public access to natural resources, particularly along the Bayfront and in Mills Canyon. Require new development in the Bayfront Area to provide public access to the waterfront, and work with property owners to connect gaps in the Bay Trail. [DR, AC, PA, S]

Water Resources

Over the past centuries of urbanization in the Bay Area, the region has experienced periods of both abundant rainfall and severe drought. Residents' water consumption habits tend to trend with the pattern of water availability, but with the region's population continuing to grow and water resources being somewhat finite, consistent water conservation practices in Burlingame will moderate impacts when the next drought occurs.

Maintaining consistently high water quality also requires constant attendance to best management practices. Like other Peninsula cities, Burlingame has many creeks and streams that flow into San Francisco Bay. Federal and State water quality laws work to protect these resources, and Burlingame's responsibility lies in ensuring local practices are state-of-the-art, particularly with regard to using low-impact development, or LID, infrastructure improvements to set the example for water resource protection.

Goal HP-6: Protect local and regional water resources through conservation, preservation, and management practices.

HP-6.1: Waterway Protection

Protect and maintain the water quality of the four creek systems and watersheds (Burlingame Creek, Easton Creek, Mills Creek, and Sanchez Creek) that course through the City and drain into San Francisco Bay. Participate in regional efforts, such as the Bay Area Integrated Regional Water Management Plan, to protect Burlingame's waterways and maintain water quality. [AC, H, S]

HP-6.2: Water Conservation

Promote best practices for water conservation throughout the City, and continue to enforce City ordinances requiring high-efficiency indoor water fixtures in new development. Educate the public about Burlingame's water rebate programs, and continue to establish tiered water rates that promote water conservation. Consider water consumption when evaluating development projects. [DR, PI, S]

HP-6.3: Water Quality

Regularly measure and monitor water quality in Burlingame's surface water to ensure maintenance of high quality water for consumption. [SO, H, S]

HP-6.4: Water Recycling

Promote recycled water use to the extent such resources are available. Work to allow graywater and rainwater catchment systems in residential, commercial, and industrial buildings. Establish a recycled water plan and implement a recycled water program associated with the Wastewater Treatment Plant, when financially feasible. [SO, MP, DR, S]

HP-6.5: Local Stormwater Management

Work with public and private property owners to reduce stormwater runoff in urban areas and to protect water quality in creeks and the Bay. Require implementation of best management practices to reduce accumulation of non-point source pollutants in the drainage system originating from streets, parking lots, residential areas, businesses, and industrial operations. [DR, S, H]

HP-6.6: Regional Stormwater Management

Continue to follow requirements for the Municipal Regional Stormwater and National Pollutant Discharge Elimination System (NPDES) Permit to monitor stormwater activities, and provide annual reports on compliance activities. [AC, S, H]

HP-6.7: Stormwater Conveyance System

Identify opportunities to upgrade and improve the City's stormwater conveyance system (MS4). [SO, S, H]

HP-6.8: Water-Efficient Landscaping

Continue to enforce Burlingame's Water-Efficient Landscaping Ordinance, and promote the use of native, drought-tolerant landscaping. Educate the public about the Bay-Friendly Landscaping Guidelines and other resources for water-efficient landscaping. [PI, S, H]

HP-6.9: Green Infrastructure

Adopt and implement a Green Infrastructure Plan in accordance with the San Francisco Public Utilities Commission guidance.

HP-6.10: New Development and Construction

Regulate new development and construction to minimize pollutant and sediment concentrations in receiving waters, and ensure surface water discharged into the San Francisco Bay meets or exceeds relevant regulatory water quality standards. Require new development to incorporate features that reduce surface runoff volumes. [DR, S, H]

HP-6.11: Low Impact Development Infrastructure

Use Low Impact Development approaches when upgrades City street and drainage infrastructure. [MP, SO, S]

HP-6.12: Dumping

Educate residents about the environmental effects of dumping household wastes and motor oil into storm drains that eventually discharge into San Francisco Bay. [PI, S, H]

Scenic Resources

The dramatic landscape of Burlingame's hills and the sweeping open Bayfront create scenic views that merit protection and enhancement. Burlingame also has several scenic roadways—and El Camino Real in particular—that may qualify for protection under the California Streets and Highways Code, Section 260 (see Figure HP-4). These roadways are considered scenic because they provide visual access to natural features like bodies of water, mountains, and

trees, as well as built features like historic landmarks, historic districts, and architecturally significant buildings. Scenic corridors can provide an enjoyable travel experience, link urban and open space areas, and provide access to recreational areas. The following goal and policies work to preserve and enhance Burlingame's scenic resources, including sightlines of natural features and views along notable roads.

PLACESAVER FOR FIGURE HP-4

Goal HP-7: Protect local scenic resources and preserve views of the natural amenities in the city.

HP-7.1: Hillside Development

Continue to require a Hillside Area Construction Permit for all new residences or accessory structures, as well as additions to existing residences or accessory structures, to protect residential viewsheds. Consider establishing specific development standards for hillside residential projects to ensure view preservation in the area. [DR]

HP-7.2: State Scenic Highways

Protect officially designated California State Scenic Interstate 280 by maintaining open space and low-density residential land uses along the highway corridor, ensuring roadway signage does not detract from scenic views, and screening unattractive structures with appropriate landscaping. Consider establishing tailored protection regulations for El Camino Real (State Route 82) and portions of the Bayshore Freeway (U.S. 101). [DR, SO]

HP-7.3: City and County Scenic Roadways

Protect local scenic roadways by preserving mature trees wherever possible, maintaining landscaping along roadways, and ensuring that development and land uses do not detract from the aesthetics of the corridor. Consider establishing specific design guidelines for residential development, commercial development, and roadway signage along scenic corridors. [DR]

Scenic roadways to be considered for such treatment are:

- Airport Boulevard
- California Drive between North Lane and Morrell Avenue
- Easton Drive between El Camino Real and Summit Drive
- Hillside Drive
- Skyline Boulevard from the City limit north of Kip Lane to Trousdale Drive
- Ralston Avenue
- Trousdale Drive

HP-7.4: Scenic Gateways

Identify locations for gateway treatments along scenic roadways at key intersections, and establish a cohesive signage aesthetic that enhances scenic views. [MP]

HP-7.5: Connectivity to Recreation Amenities

Coordinate and identify connectivity opportunities between scenic routes and adjacent public recreation areas such as parks, scenic outlooks, and biking and hiking trails. Prioritize the development of separated bicycle lanes along scenic routes to connect with recreational trails. [MP, H]

HP-7.6: Utility Lines

Take steps to underground utility lines wherever possible, particularly along scenic roadways to minimize obstruction of views. [AC]

HP-7.7: Shoreline Views

Protect views to the Bay shoreline by identifying viewsheds to the Bay from key locations and restricting the height of buildings within these viewsheds. Ensure that new Bayfront development does not detract from the scenic qualities of the area, and consider adopting commercial and hotel design guidelines specific to the Bayfront. [DR, H]