



# Oyster Point

Informational Presentation to  
San Mateo County Harbor District  
June 29, 2016

# Agenda

- Summary of the Oyster Point Precise Plan Improvements (Approved 2011)
- Overview of Landfill Cap Deficiencies and Regulatory Permitting Process
- Summary of Sea Level Rise Considerations
- Conceptual Construction Phasing

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Oyster Point Phase I Precise Plan – Existing Conditions



DRAFT February 23, 2011

Prepared for the City of South San Francisco  
Concept Design for the Public Realm



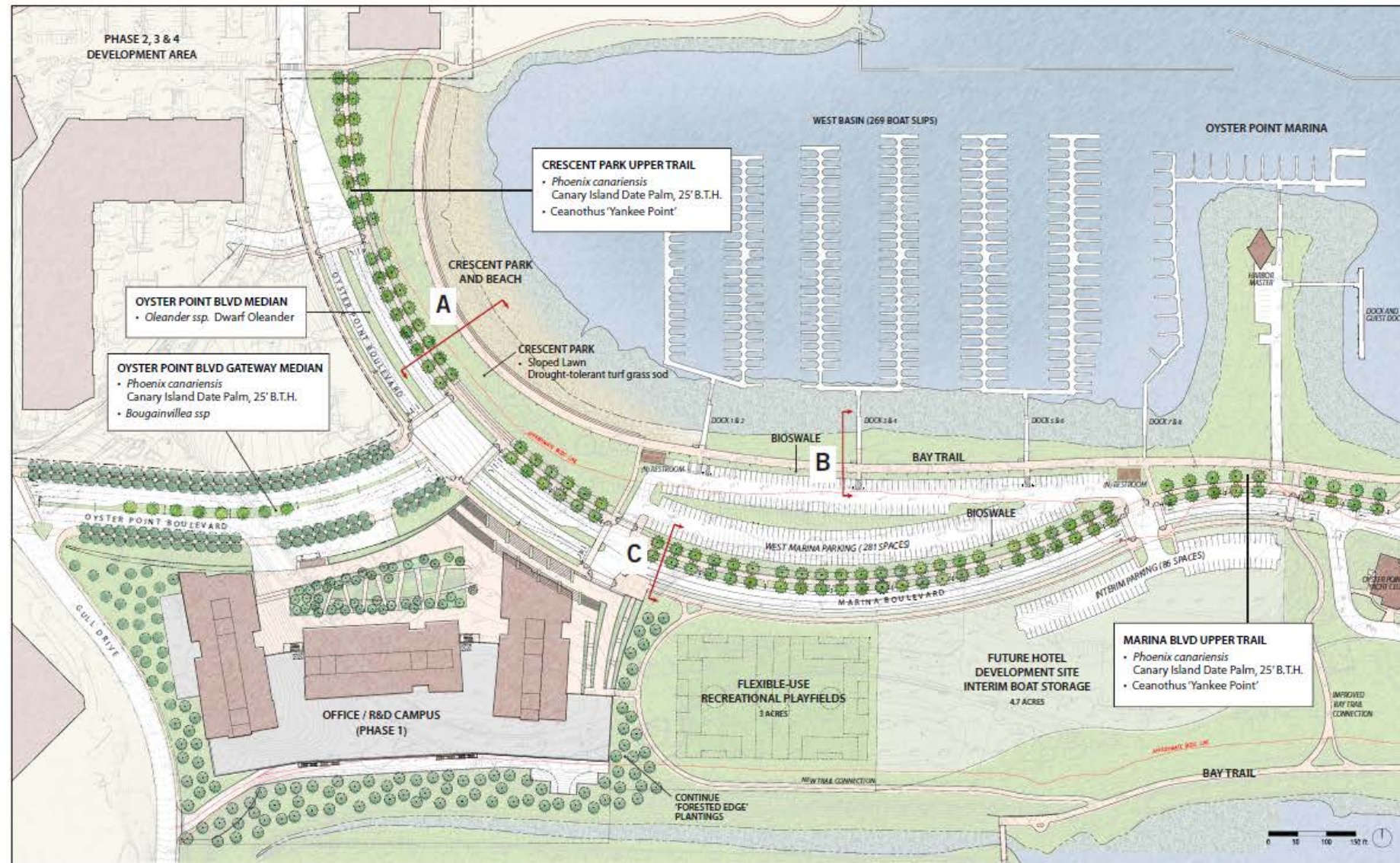


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# Phase I Conceptual Landscape Plan for the Public Realm

ROMA Design Group



Oyster Point Phase I Precise Plan – Approved Design





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# Planting Palette for the Public Realm

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*Bioswale Storm Water Treatment  
(Mix of sedges and rushes adjacent to marina parking area)*



*Bougainvillea 'San Diego Red'  
(Understory planting in Oyster Pt. Blvd. gateway median)*



*Ceanothus 'Yankee Point'  
(Understory planting on both sides of the Upper Trail)*



*Dwarf Pink, Red and White Oleander  
(Median planting on Oyster Pt. Blvd. adjacent to Crescent Park)*



*Sloped Lawn and Beach (At Crescent Park)*



*Canary Island Date Palm (At Upper Trail adjacent to Marina Blvd. and Crescent Park and in the gateway median of Oyster Pt. Blvd.)*



## PRECEDENTS FOR THE PUBLIC REALM: PLANTING

# Oyster Point Redevelopment Master Plan

*Prepared for the City of South San Francisco by ROMA Design Group*

FEBRUARY 22, 2011





*Bench, 'Knight' by Forms+Surfaces  
(On Bay Trail and Upper Trail, where appropriate)*



*Trash Receptacle (At public open spaces)*



*Ornamental Metal Picket Fence (At interim boat storage)*



*Integral Color Asphalt Ped/Bike Pathway  
(At palm-lined Upper Trail)*



*Stepped Beach Edge (At Crescent Park Beach)*



*Street Lighting, 'Pechina' by Holophane  
(At public streets and parking areas)*



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## Site Furniture for the Public Realm

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PRECEDENTS FOR THE PUBLIC REALM: SITE FURNISHINGS AND PAVING

# Oyster Point Redevelopment Master Plan

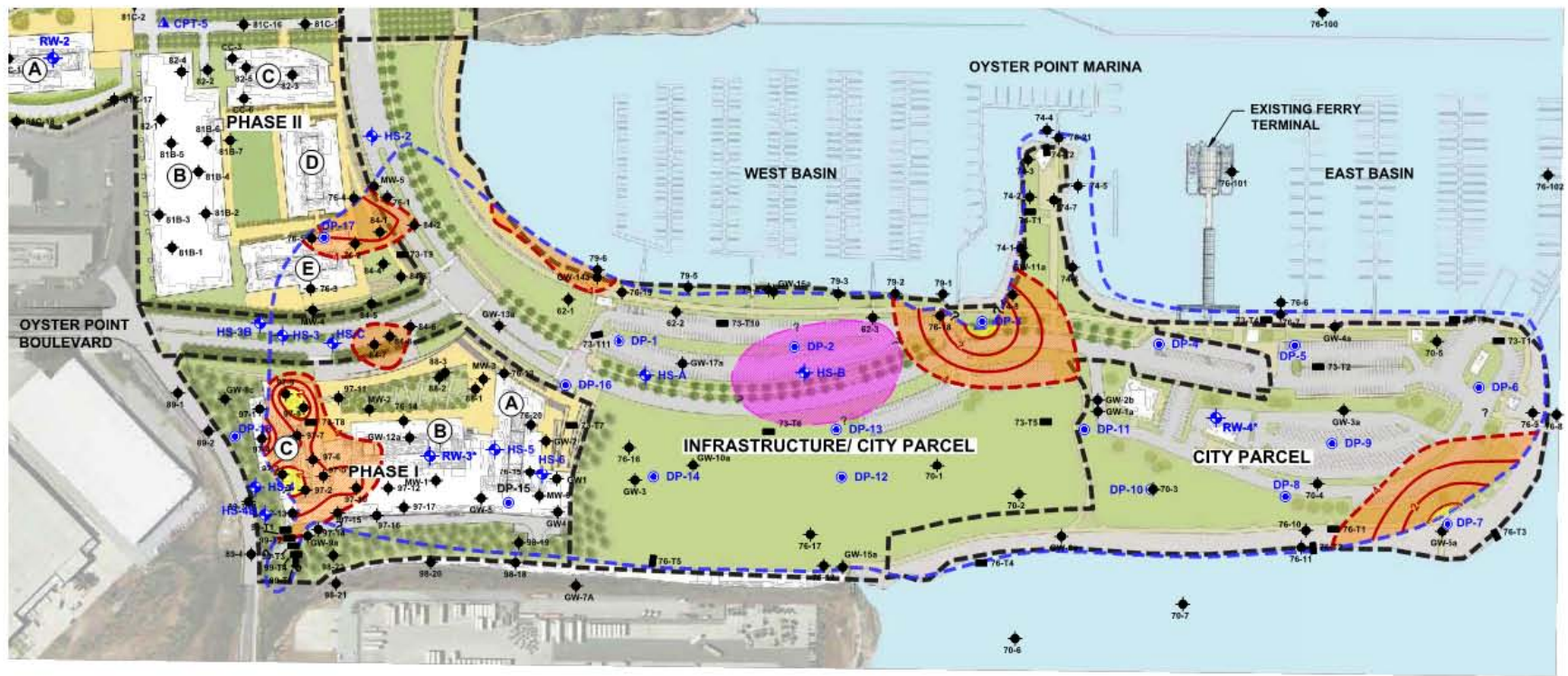
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FEBRUARY 22, 2011

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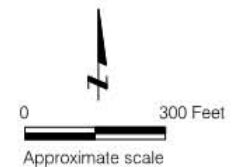
**EXPLANATION**

- HS-1** Approximate location of hollow stem boring by Treadwell & Rollo, Inc., December 2008
- RW-1** Approximate location of rotary wash boring by Treadwell & Rollo, Inc., December 2008
- CPT-1** Approximate location of cone penetration test by Treadwell & Rollo, Inc., December 2008
- DP-1** Approximate location of direct push boring by Treadwell & Rollo, Inc., December 2008
- Approximate zero waste thickness
- Estimated Landfill Cover Thickness Contour in feet (less than or equal to 4 feet)
- Approximate limits where landfill cover thickness is less than 4 feet
- Approximate limits where low hydraulic conductivity layer thickness is less than 1 foot thick
- Approximate limits where permeability of low hydraulic conductivity layer is greater than 1x10<sup>-6</sup> cm/sec
- A** Building designation e.g. within Zone I, Building I-A, Building I-B, and Building I-C are proposed

**PREVIOUS BORINGS**

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li><b>81B-1</b>  1981 Borings by United Soil Engineering, Inc. from report titled "4.2 Acre Southwestern Additional Parcel"</li> <li><b>81C-1</b>  1981 Borings by United Soil Engineering, Inc. included as "previous boring" in report titled "Commercial 6-Story Development"</li> <li><b>GW-1a</b>  Monitoring well screened in shallow water-bearing zones (Gabewell/PES)</li> <li><b>GW-2b</b>  Monitoring well screened in Alluvium (Gabewell/PES)</li> <li><b>GW-8c</b>  Monitoring well screened in Bedrock (Gabewell/PES)</li> <li><b>GW4</b>  1999 CPT borings by Gabewell/PES</li> </ul> | <ul style="list-style-type: none"> <li><b>98-20</b>  1998 Borings by Kleinfelder</li> <li><b>97-8</b>  1997 Borings by Kleinfelder</li> <li><b>89-3</b>  1989 Borings by Harding Lawson Associates</li> <li><b>MW-2</b>  1989 Monitoring wells by Applied Consultants</li> <li><b>84-7</b>  1984 Borings by Woodward-Clyde Consultants</li> <li><b>79-6</b>  1979 Borings by Woodward-Clyde Consultants</li> <li><b>76-12</b>  1976 Borings by Woodward-Clyde Consultants</li> <li><b>74-5</b>  1974 Borings by Harlan Engineers</li> <li><b>70-4</b>  1970 Borings by Gribaldo, Jones Associates</li> <li><b>62-1</b>  1962 Borings by John A. Blume &amp; Associates</li> </ul> | <ul style="list-style-type: none"> <li><b>76-T1</b>  1976 Test pits by Woodward-Clyde Consultants</li> <li><b>74-T1</b>  1974 Test pits by Harlan Engineers</li> <li><b>73-T1</b>  1973 Test pits by Berlogar, Long &amp; Associates</li> <li><b>96-T1</b>  1996 Test pits by CH2M Hill</li> <li><b>99-T1</b>  1999 Test pits by Gabewell/PES</li> <li><b>88-1</b>  1988 Borings by Dunham &amp; Associates</li> <li><b>77-1</b>  1977 Borings by Dames &amp; Moore</li> <li><b>82-1</b>  1982 Borings By United Soil Engineering</li> <li><b>CC-1</b>  1976 Borings by Cooper Clark</li> </ul> |
|--|---|---|

Note:  
 1. Elevations are based on NGVD28 Datum.  
 2. "Master Plan with Phasing," by Perkins + Will, dated 04/16/15.



<b>OYSTER POINT DEVELOPMENT</b> South San Francisco, California		
<b>SITE PLAN SHOWING POTENTIAL DEFICIENCIES OF LANDFILL COVER</b>		
Date 01/15/16	Project No. 730480104	Figure 2
<b>LANGAN TREADWELL ROLLO</b>		

# SCOPE OF WORK DOCUMENT SUBMITTALS REGULATORY AGENCY APPROVALS

Document / Requirement	San Mateo County LEA	Cal Recycle	RWQCB	BAAQMD	City of South San Francisco
<b>Post-Closure Land Use Plan ("PCLUP") (27 CCR § 21190)</b>	Principal Approving Agency		Reviewing Agency	Reviewing Agency	Reviewing Agency (Planning Department) Landfill Owner/Operator (Public Works Dept.)
<b>Environmental and Geotechnical Analysis and Technical Report for Change in Site Development required by Current Waste Discharge Requirements</b>	Review and comment as it deems appropriate	Review and comment as it deems appropriate	Principal Concurring Agency	No formal role	Named Discharger under WDRs.(Public Works Dept.)
<b>Revised WDRs</b>	Review and comment as it deems appropriate	Review and comment as it deems appropriate	Principal Concurring Agency	No formal role	Named Discharger under WDRs (City South SF).
<b>Amended Closure Plan, Amended Post-Closure Maintenance Plan ("PCMP") (27 CCR §21865) and Revisions to Corrective Action Plans ("CAPs") (27 CCR §22102)</b>	Co-Approving Agency	Co-Approving Agency	Co-Concurring Agency	No formal role	Landfill Owner/Operator (City South SF)

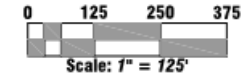


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- **Summary of Sea Level Rise Considerations**
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# Projected Sea Level Rise with Future Graded Conditions

## LEGEND

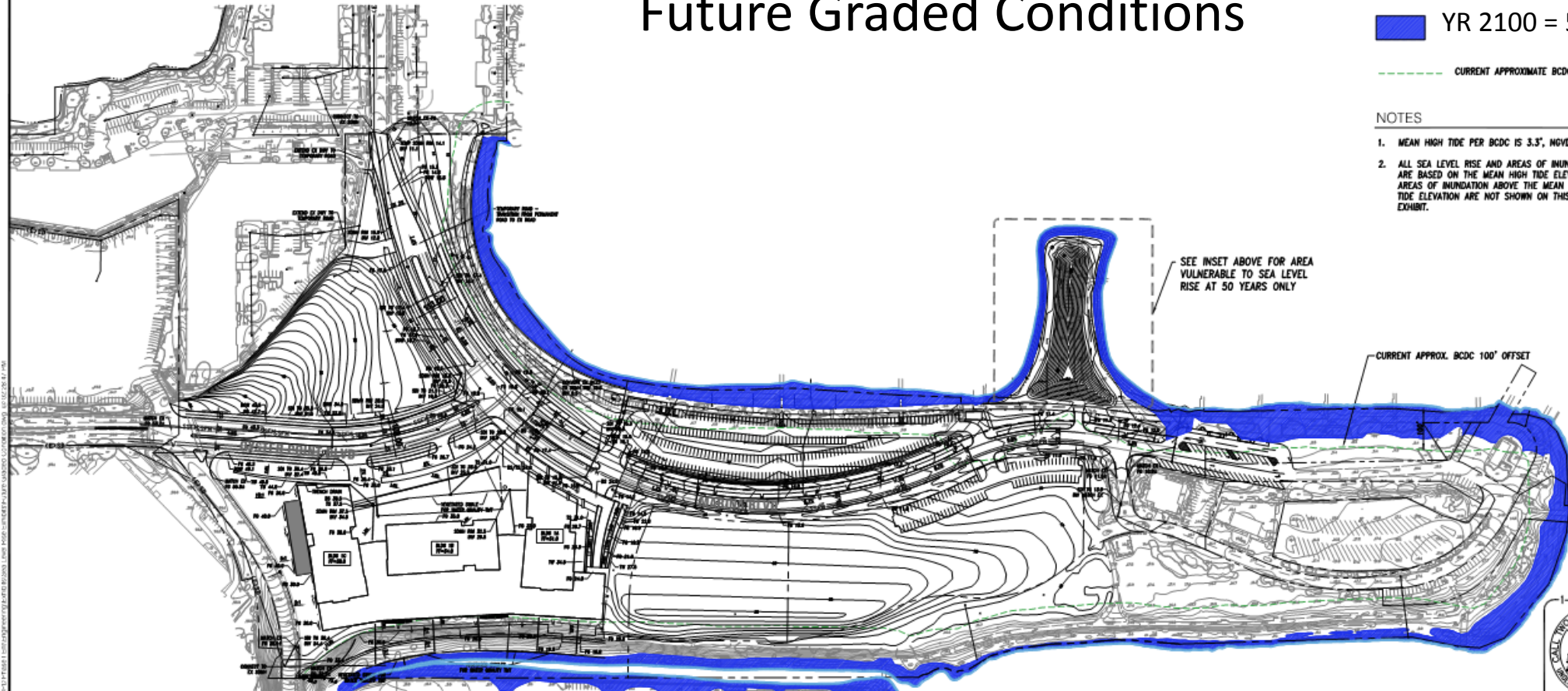
 YR 2050 = 16"

 YR 2100 = 55"

 CURRENT APPROXIMATE BCDC LINE

## NOTES

1. MEAN HIGH TIDE PER BCDC IS 3.3', MGD.
2. ALL SEA LEVEL RISE AND AREAS OF INUNDATION ARE BASED ON THE MEAN HIGH TIDE ELEVATION. AREAS OF INUNDATION ABOVE THE MEAN HIGH TIDE ELEVATION ARE NOT SHOWN ON THIS EXHIBIT.



1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM 1448 1/14/11 10:51 AM

No.	Date	Issue / Revision Description	By

Project Mgr:	
Project Eng:	
Designer:	
Checked:	
Drawn:	
Plotted:	
By:	
Date:	

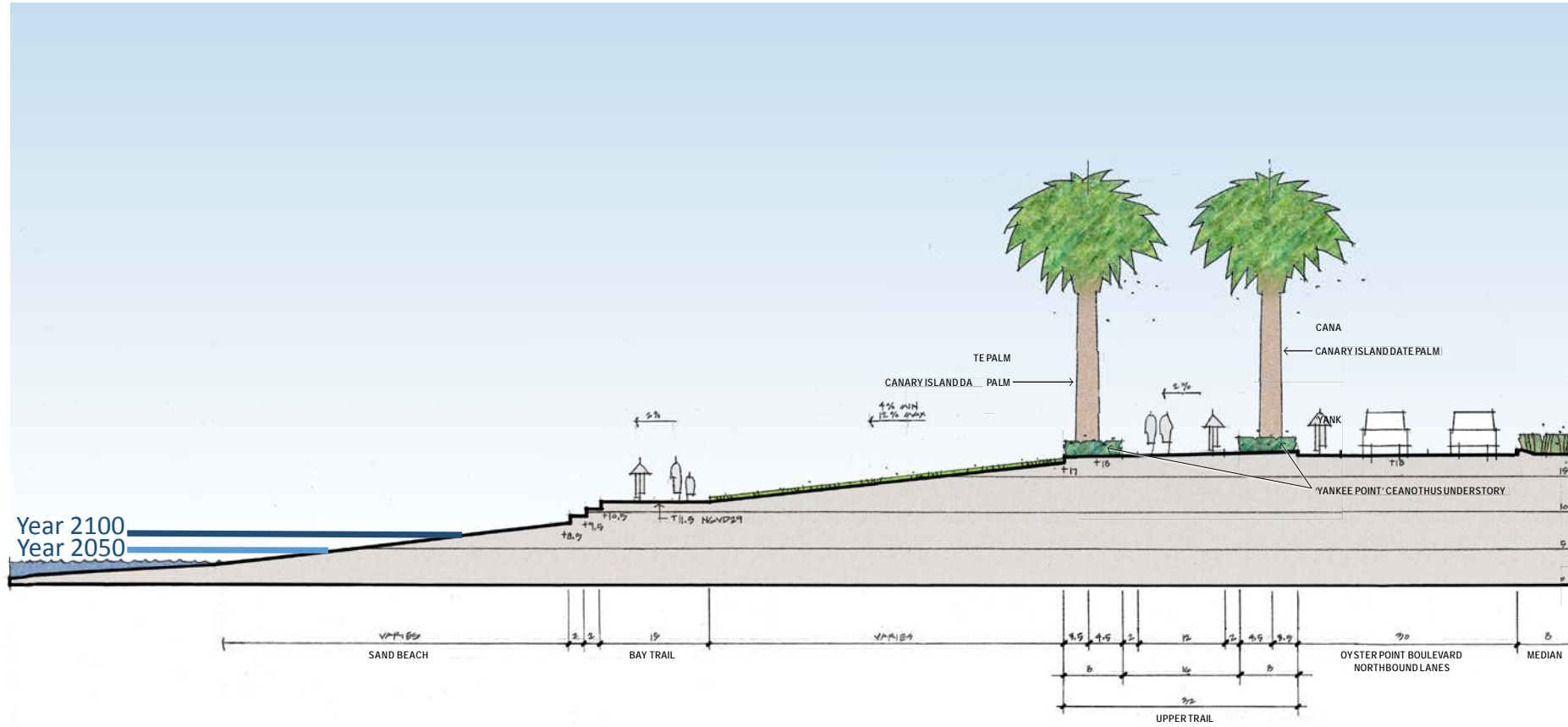
**WILSEY & HAMM**  
ENGINEERING • PLANNING • SURVEYING  
350 Vintage Park Drive, Suite 700  
Foster City, CA 94404  
650 / 349-2151 Fax: 650 / 345-4921

**Progress Print  
Not for  
Construction**

**OYSTER POINT  
AREAS OF INUNDATION FOR SEA LEVEL RISE  
FUTURE GRADED CONDITION**  
SOUTH SAN FRANCISCO SAN MATEO COUNTY CALIFORNIA

Sheet **2** of 2  
Project No.: 068-002  
Scale: 1" = 125'  
Date: JANUARY 2011

# Projected Sea Level Rise with Future Graded Conditions



SECTION: CRESCENT PARK

Prepared for the City of South San Francisco by ROMA Design Group

FEBRUARY 22, 2011

DRAFT February 23, 2011

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Bay Trail at Crescent Park

ROMA Design Group



17A



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# Oyster Point Phase I Conceptual Construction Phasing

Existing streets/trail





# Oyster Point Phase I Conceptual Construction Phasing

- Existing streets/trail (to remain in service)
- Demolition of existing buildings and paving





# Oyster Point Phase I Conceptual Construction Phasing

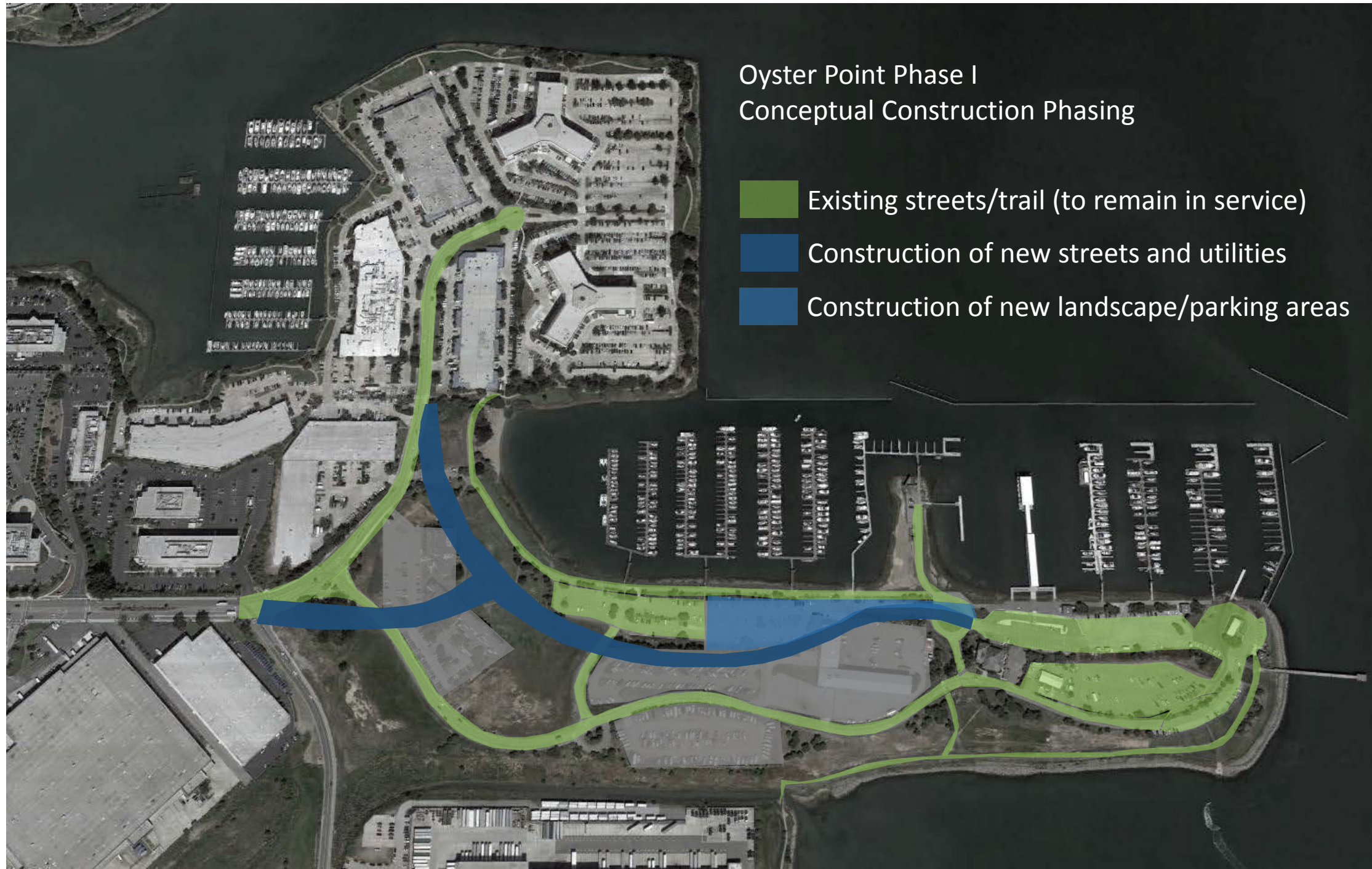
- Existing streets/trail (to remain in service)
- Landfill cap repair/replacement





# Oyster Point Phase I Conceptual Construction Phasing

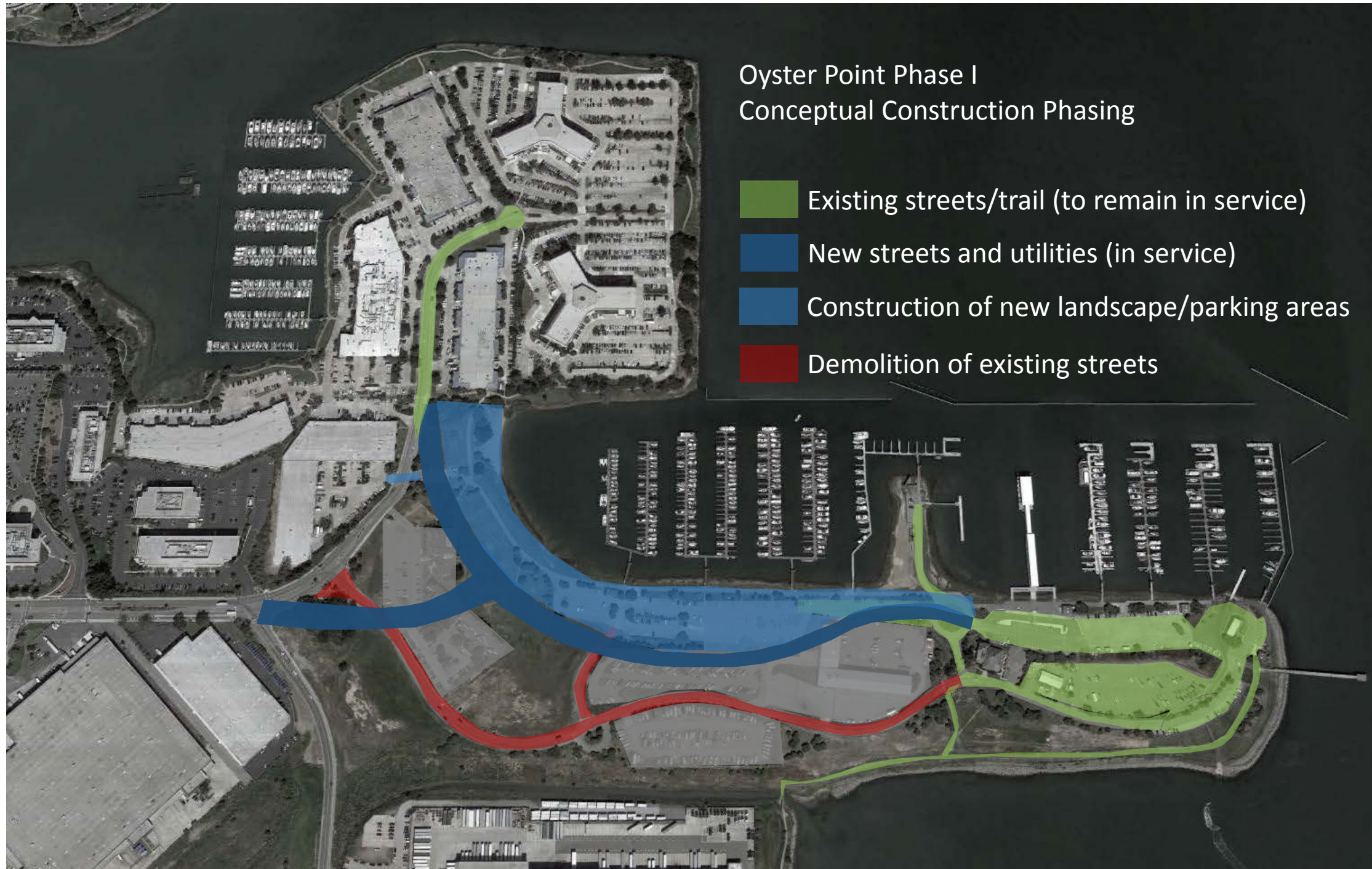
- Existing streets/trail (to remain in service)
- Construction of new streets and utilities
- Construction of new landscape/parking areas





# Oyster Point Phase I Conceptual Construction Phasing

- Existing streets/trail (to remain in service)
- New streets and utilities (in service)
- Construction of new landscape/parking areas
- Demolition of existing streets





## Oyster Point Phase I Conceptual Construction Phasing

- Existing streets/trail (to remain in service)
- New streets and utilities (in service)
- New landscape/parking areas (in service)
- Grading at building pad/playing fields (with cap replacement as necessary)





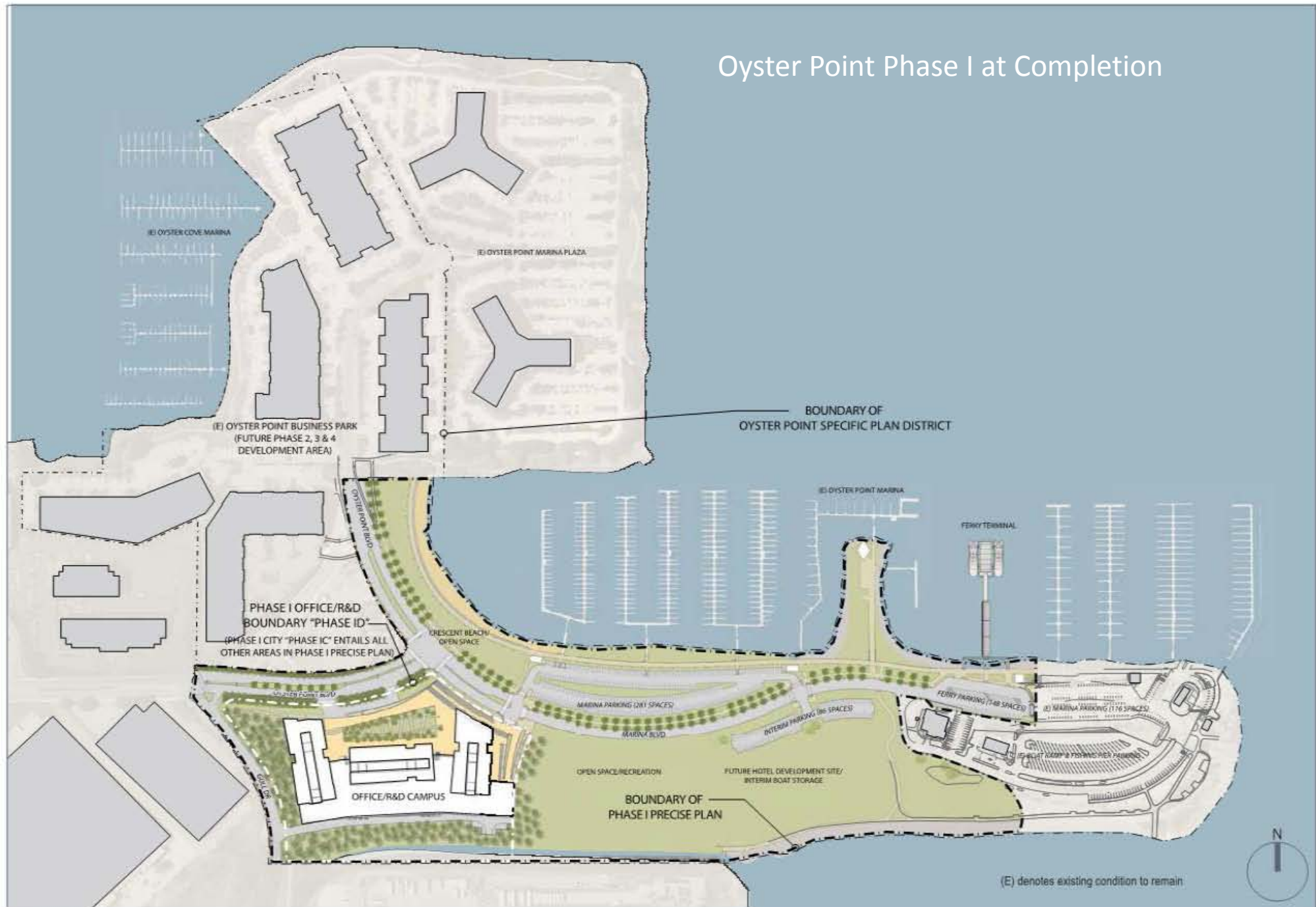
## Oyster Point Phase I Conceptual Construction Phasing

- Existing streets/trail (to remain in service)
- New streets and utilities (in service)
- New landscape/parking areas (in service)
- Construction of Phase I buildings





# Oyster Point Phase I at Completion



(E) denotes existing condition to remain