CITY OF DALY CITY

Resource Management Element

Introduction

Scope and Role of the Resource Management Element

Daly City, over time, has been developed primarily as an urban area, and therefore the discussion of resource management is limited to natural resources such as water, air, water, stormwater, vegetation and wildlife, and cultural resources including historic resources, archaeological resources, and visual quality. This is not to say, however, that there are no remaining resources worth managing in the Daly City area. San Bruno Mountain and the Daly City Coastline provide some of the greatest natural and archaeological resources in the County. Older portions of Daly City reflect the architectural styles of a bygone era, and remind us of the historical events that have made Daly City what it is today. Therefore, it is important that any remaining resources are carefully managed, to ensure that the spirit of environmental and historic preservation is upheld and that future generations can enjoy these precious resources.

State Planning Law

The Resource Management Element consists of the Conservation Element and Open Space Element as required by State Planning Law. State law permits the consolidation of elements when doing so will avoid redundancy, more easily achieve internal consistency, and effectively group together related goals, objectives, and policies for easier reference.

State Planning, Zoning and Development Law and State General Plan Guidelines provide direction for municipalities preparing the required General Plan Elements. Section 65302(d) makes specific reference to the content of the Conservation Element and indicates that Conservation Elements shall:

> "Address the conservation, development and utilization of natural resources, Including but not limited to; water, forests; soils, rivers, harbors, fisheries, wildlife and minerals."

The requirement for, and the content, objectives, and intent of the Open Space Element are addressed in Government Code Sections 65302(e) and 65560-65567. Section 65302(e) mandates that every municipality shall include an Open Space Element in their General Plan. Sections 65560-65567 are specific sections of the code which define open space and give direction with regard to the content and objectives of the Element. Sections 65560(a) and 65563 are concerned with the requirement of an Open Space Element and the time frame in which that requirement must be met. Section 65560(b)(1-4) defines open space land as:

"Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:"

- Open space for the preservation of natural resources.
- Open space used for the managed production of resources.
- Open space for outdoor recreation.
- Open space for public health and safety.

Section 65561(a-e) specifies the findings and declarations as to the need for open space, whereas Section 65564 requires that every open space element must contain an action program consisting of specific programs for implementation of the policies outlined in the Element. Sections 65566 and 65567 state that actions within a municipality must be consistent with the adopted open space element.

Background Information

Natural and cultural resources must be identified so that provisions for the conservation and preservation of those resources can be made.

Natural resources are defined as:

> Resources present in the natural environment that could continue to exist without intervention by humans, but have the potential to be either depleted, eliminated, or preserved by humans.

Cultural resources are defined as:

> Resources created by humans, that through events and places located within an area, describe the historic events that have contributed to the present culture of the City.

Natural resources discussed include: water, air, open space, and vegetation and wildlife. Cultural resources discussed include: visual quality, historic resources, and archaeological resources. Visual resources can be considered a combination of natural and cultural resources. This is due to the visual qualities associated with natural landscapes, man-made landscapes, and architectural design.

Water Resources

Up until the 1970s, most people viewed water as an unlimited resource. Since that time, supply shortages caused by declining rainfall levels and increasing demand for water, have resulted in mandatory conservation practices. In Daly City, water is used for many different purposes including domestic, commercial, and irrigation uses. The majority of water, however, is used by residents for drinking, cooking, and general household purposes, including residential irrigation. Since water is one of the most important and finite natural resources, determining the existing and future supply and demand is extremely important.

Water Supply

In June 2010, the City of Daly City adopted an Urban Water Management Plan (UWMP). The purpose of the plan is to describe the water system operated by the City's Department of Water and Wastewater Resources (DWWR) and the water supply sources, magnitudes of historical and projected water use, and a comparison of water supply to demands during normal, single-dry, and multiple-dry years.

According to the plan, the City pumps local groundwater and receives a large portion of its water supply from the San Francisco Public Utilities Commission (SFPUC) and supplements the SFPUC supply with groundwater pumped from six local wells. During dry periods, groundwater makes up a larger proportion (up to 45 percent) of the City's supply. The City also uses tertiary recycled water from the North San Mateo County Sanitation District wastewater treatment plant wherever feasible, to offset potable/aquifer water demands.

Historically, the City has provided an average of about 45 percent of its water from its wells. The recent replacement of Well 10 with the new Junipero Serra Well is expected to result in a groundwater supply average of 50 percent of water needs. Since 1999, groundwater supplies have provided as much as 44 percent in drought years and as little as 8 percent in wet years. Table RPE-1 shows the breakdown between groundwater production and surface water purchases for the Daly City System from 1999 to 2009.

Table RME-1: Historical Well Production and Water Purchases

Year	Groundwater Wells	Water Purchases	Total
1999	4,101	5,199	9,300
2000	3,960	5,534	9,494
2001	3,880	5,001	8,881
2002	2,190	6,678	8,868
2003	1,500	7,142	8,642
2004	1,018	7,843	8,860
2005	726	7,380	8,106
2006	862	6,795	7,657
2007	2,603	5,796	8,399
2008	3,564	4,791	8,354
2009	1,667	6,067	7,734
Average	2,370	6,202	8,572

Source: Daly City 2010 Urban Water Management Plan

Water Consumption

Information about how much is currently consumed by City water customer is provided by analyses of water meter data. For purposes of this analysis, metered water customers are classified as single-family residential, multifamily residential, commercial, industrial, institutional, governmental, and landscape irrigation (there are agricultural uses in the City). Table RPE-2 on page 190 identifies the water use and customer account profile percentages for each water use sector. These classifications provide a basis by which current consumption patterns among various types of customers may be analyzed.

According to the table, the largest number of customers (55 percent) was single-family residences, including attached dwelling units with individual meters. The second largest customer group was the multifamily with connections comprising about 30 percent of total accounts. The relative proportion of demand that each of these customer types exerts on the water system is not however the same. Although comprising five percent of the total connections, nonresidential customers represent 16 percent of the average annual demand. Multifamily connections account for another 30 percent of the annual water demand leaving 55 percent of the metered demand originating from single-family residential units.

Table RME-2: Historical Well Production and Water Purchases

Category	Use profile percent	Accounts	Account Percentage
Single Family	54.5	18,683	83
Multifamily	30.26	2,840	13
Commercial	8.65	668	3
Industrial	0.13	3	0.01
Institutional	2.47	80	0.36
Governmental	2.35	112	0.5
Irrigation	1.64	123	0.55
Total No. of Accounts in 2001		**22,509**	**100**

Source: Daly City 2010 Urban Water Management Plan

Future Water Use

To determine future water use, the UWMP model uses population and employment projections provided by the Association of Bay Area Government's *Projections 2007* document for Daly City to estimate how much water demand there will be. Table RPE-3 provides a summary of projected water deliveries based on these population and growth figures for the year 2030.

Table RME-3: Projected Water Deliveries in Year 2030

Water Use Sector	Number of Accounts	Metered Volume
Single family	22,360	4,945
Multi-family	3,399	2,763
Commercial	1,723	1,469
Industrial	4	14
Institutional	207	567
Governmental	134	251
Landscape irrigation	147	150
Agriculture	0	0
Total	**27,974**	**10,158**

Source: Daly City 2010 Urban Water Management Plan

Total water use within the City is the sum of the water use by customer type and water losses. Through water conservation designed to save 0.82 million gallons per day (mgd) by 2035, the UWMP estimated that the City's water use will remain consistent with current use. Table RPE-4 summarizes the total water use for the City through 2035.

Table RME-4: Projected Water Deliveries in Year 2030

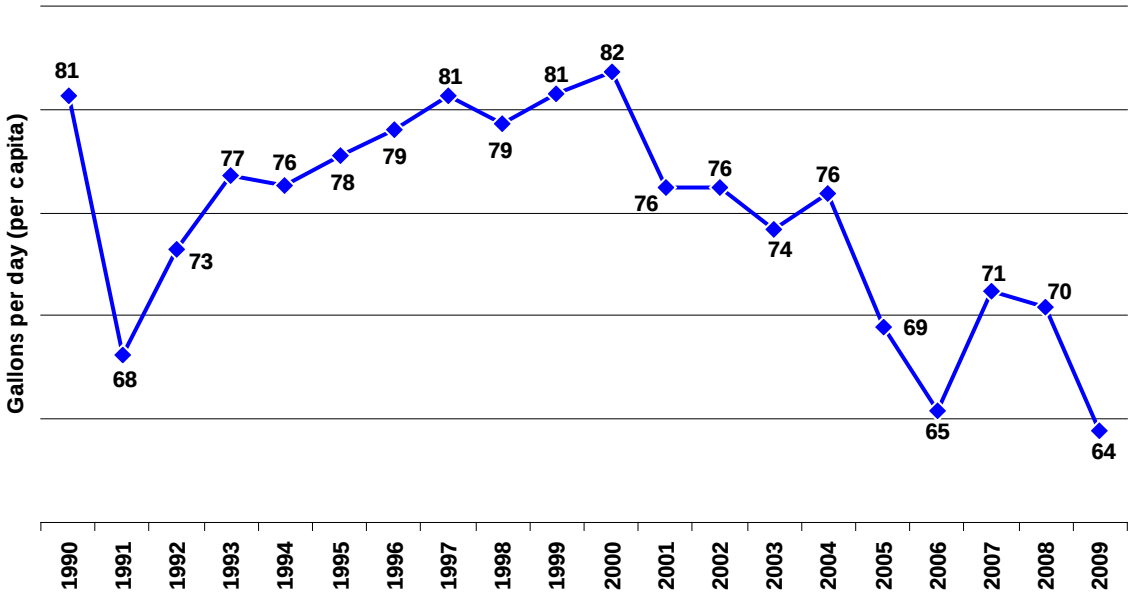
	Total Water Use (AFY)				
Water Distributed	**2015**	**2020**	**2025**	**2030**	**2035**
Total Water Deliveries	9,396	9,965	10,036	10,159	10,192
Sales to Other Water Agencies	0	0	0	0	0
Additional Water Uses and Losse	3,704	7,561	7,579	7,597	7,617
Total	**13,100**	**17,526**	**17,615**	**17,756**	**17,809**

Source: Daly City 2010 Urban Water Management Plan

Water Use Reduction Plan

In 2000, the City began implementing an aggressive water conservation program and has had a consistently low per capita water demand, i.e., less than 100 gallons per capita per day (gpcd), as shown in Figure 3-2.

Figure RME–3.1: Per Capita Per Day Water Demand 1990 - 2010



Source: City of Daly City Department of Water and Wastewater (water data)

It is important to note that conservation practices instituted in the past three decades during two major droughts and, most recently, during two dry years have contributed to the below average gpcd use. During emergencies, conservation is a more limited option in Daly City as the City's current use is already at 48 gpcd for residential uses and 62 gpcd for gross use. Daly City's per capita use is less than the regional use among other water delivery agencies (excluding Stanford University) of 78 gpcd for residential uses and 130 gpcd for gross use.

Air Resources

The overall quality of life in Daly City is directly related to air quality. Significant amounts of air pollution are unsightly and can result in health hazards for residents. Fortunately, the Bay Area's air quality has actually improved significantly over the past several decades. According to the Bay Area 2010 Clean Air Plan prepared by the Bay Area Air Quality Management District (BAAQMD), this improvement has greatly reduce health effects related to air pollution, extending the average life expectancy in the Bay Area by approximately six months over the past two decades. In economic terms, the public health dividend of the improvement in air quality provides billions of dollars in benefits to the Bay Area each year.

Undoubtedly, implementation of the policies and programs outlined in the General Plan could result in air quality impacts. Development activities contemplated by the Housing and Land Use Elements for example will indirectly pollute the air by causing increases in traffic, construction dust, and greenhouse gas emissions. For this reason, the policies and programs contained within this Resource Management

Element are directed towards compliance with and implementation of the regional Air Quality Plan which identifies regional policies targeted to toward minimizing these air quality impacts.

In Daly City, vehicle emissions and construction activities are considered to be the primary contributors to increases in air pollution levels. BAAQMD inventories of stationary sources of air pollution within the Bay Area Air Basin do not identify any major stationary sources of air pollution within Daly City's city limits.

Regulating Air Quality

Under the authority of the Clean Air Act of 1970, the United States Environmental Protection Agency (EPA) has established air quality standards for six air pollutants: ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, and particulate matter. The California Air Resources Board (CARB) has also established air quality standards for these same pollutants, which in many cases are more stringent than those developed by the EPA. Both federal and state air quality standards prescribe the level of a pollutant that cannot be exceeded during a specific time period, usually one, eight, or twenty-four hour periods within a specific area. A description of regulated pollutants is provided in the subsequent section.

For the purpose of managing California's air resources on a regional basis, the CARB has divided the state geographically into 15 air basins which possess similar meteorological and geographic conditions. Daly City is located in the San Francisco Bay Area Air Basin, which includes seven Bay Area counties, each of which is subject to the regulatory authority of the Bay Area Air Quality Management District (BAAQMD).

Because polluted air cannot be contained within any single jurisdiction, the regulatory authority of the BAAQMD provides guidance to municipalities like Daly City in developing implementation measures for helping to improve regional air quality. The General Plan provides a policy for framework for implementing measures to reduce air quality impacts in the area of land use planning. In addition to the preparation of the plan, the BAAQMD is also responsible for regulating point or stationary sources of air pollution. Stationary sources include: manufacturing and chemical plants; oil refineries; and construction sites. Other types of air pollution, such as vehicle emissions, are often referred to as mobile sources of air pollution.

Air Pollutants

The following air pollutants are regulated by the Federal Government, State of California, and Bay Area Air Quality Management District (BAAQMD):

Ozone (O_3) is a gas composed of three oxygen atoms and is not usually emitted directly into the air, but at ground-level is created by a chemical reaction between oxides of nitrogen (NOx) and volatile organic compounds (VOC) in the presence of sunlight. Ozone has the same chemical structure whether it occurs miles above the earth or at ground-level and can be "good" or "bad," depending on its location in the atmosphere. In the earth's lower atmosphere, ground-level ozone is considered "bad," where it is the primary constituent of smog. Motor vehicle exhaust and industrial emissions, gasoline vapors, and chemical solvents as well as natural sources emit NOx and VOC that help form ozone. Sunlight and hot weather cause ground-level ozone to form in harmful concentrations in the air. As a result, it is known as a summertime air pollutant.

Carbon monoxide (CO) is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, which contributes about 56 percent of all CO emissions nationwide. Other non-road engines and vehicles (such as construction equipment and boats) contribute about 22 percent of all CO emissions nationwide. Higher levels of CO generally occur in areas with heavy traffic congestion. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. The highest levels of CO in the outside air typically occur during the colder

months of the year when inversion conditions are more frequent. The air pollution becomes trapped near the ground beneath a layer of warm air.

Particulate Matter (PM). Particle pollution is a complex mixture of extremely small particles and liquid droplets created by both natural sources, such as wind-blown dust and pollen, as well as man-made sources, such as vehicles, roads, and industrial and agricultural practices. The size of particles is directly linked to their potential for causing health problems. Particles that are 10 micrometers in diameter or smaller are considered unhealthy because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects.

Particle pollution is grouped into two categories:

- "Respirable Particulate Matter," such as that found near roadways and dusty industries, are larger than 2.5 micrometers and smaller than 10 micrometers in diameter. This pollution is referred to as **PM10**.

- "Fine Particulate Matter," such as that found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries, and automobiles react in the air. This pollution is referred to as **PM2.5**. According to the 2010 Bay Area Clean Air Plan, Exposure to PM2.5 is by far the leading public health risk from air pollution in the Bay Area, accounting for more than 90 percent of premature mortality related to air pollution.

Sulfur dioxide (SO_2) is a colorless gas emitting a strong, irritating odor. The odor, which is similar to rotten eggs, is most noticeable around oil refineries, power plants, and sewage treatment plants. Sulfur dioxide (when oxidized to sulfur trioxide), in combination with nitrogen oxides, is responsible for the creation of acid rain. SO_2 also is linked with a number of adverse effects on the respiratory system.

Nitrogen dioxide (NO_2) is a brown-colored toxic gas, noticeable in the Bay Area as a reddish-brown haze. It is one of two oxides of nitrogen formed by combustion, the other being nitric oxide. Automobiles and industry are the major contributors to the formation of oxides of nitrogen. The evaporation of paints, inks, solvents or gasoline, as well as the burning of fuels or organic materials, result in the formation of organic gases. Photochemical oxidants are formed in the atmosphere during a chemical reaction between nitric oxide (which is converted to nitrogen dioxide during the reaction), organic gases and sunshine.

Existing Air Quality

Due to its close proximity to the coast and resulting onshore winds, the air quality within Daly City itself is generally excellent during a majority of the year. BAAQMD air quality monitoring stations in San Francisco, the closest to Daly City, indicate that the area is an attainment area for all federal and state ambient air standards except particulate matter (PM10 and PM2.5). The City's previous Resource Management Element previously identified this station as exceeding the state and federal standards related to CO emissions. However, the entire air basin has been in attainment of the CO standards since 1991 due largely to the introduction of cleaner burning fuels and a more efficient fleet of motor vehicles. A summary of this localized monitoring between the years 2002 and 2009 is provided in Table RME-5.

Table RME-5: Local Air Quality (2002 – 2009)

Air Pollutant	2009 Standards		Study Year								Total Exceedances (CA + US)
	California (CA)	National (US)	2002	2003	2004	2005	2006	2007	2008	2009	
Ozone											
1-Hour (ppb)	90	-	50	90	90	58	53	60	82	72	
8-Hour (ppb)	70	75	50	60	60	54	46	49	66	56	
Days of Exceedance (CA)			0	0	0	0	0	0	0	0	**0**
Days of Exceedance (US)			0	0	0	0	0	0	0	0	**0**
Carbon Monoxide											
1-Hour (ppm)	20	35	3.5	3.6	2.9	2.5	2.7	2.5	5.7	4.3	
8-Hour (ppb)	9	9	2.6	2.8	2.2	2.1	2.1	1.6	2.3	2.9	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	**0**
Nitrogen Dioxide											
1-Hour (ppm)	0.25	-	0.08	0.07	0.06	0.066	0.107	0.069	0.062	0.059	
Annual Average (ppm)	0.03	0.053	0.019	0.018	0.017	0.016	0.016	0.016	0.016	0.0151	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	**0**
Sulfer Dioxide											
24-Hour (ppm)	0.04	0.14	0.006	0.007	0.008	0.007	0.006	0.006	0.005	-	
Annual Average	-	0.03	0.0019	0.0022	0.0014	0.0014	0.0013	0.0015	0.0015	-	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	-	**0**
Particulates ≤ 10 microns (PM_{10})											
24-Hour ($\mu g/m^3$)	50	150	21	52	52	46	61	70	41	36	
Annual Average	20	-	24.7	22.7	22.5	20.1	22.9	21.9	22	18.7	
Days of Exceedance (CA)			2	1	1	0	3	2	0	0	**9**
Days of Exceedance (US)			0	0	0	0	0	0	0	0	**0**
Particulates ≤ 2.5 microns ($PM_{2.5}$)											
24-Hour ($\mu g/m^3$)	-	35	70	42	46	43.6	54.3	45.2	29.4	35.6	
Annual Average ($\mu g/m^3$)	12	15	13.1	10.1	9.9	9.5	9.7	8.7	9.8	9.7	
Days of Exceedance (US)			4	0	0	0	3	5	0	1	**13**
Total Exceedances (CA + US)			**6**	**1**	**1**	**0**	**6**	**7**	**0**	**1**	**22**

Source: Bay Area Air Quality Management District (BAAQMD) Bay Air Air Pollution Summaries 2002-2009

On a regional level, the Bay Area as a whole attains all national and state standards for four of the six criteria pollutants: lead, carbon monoxide, sulfur dioxide, and nitrogen dioxide. It has not however attained standards for ozone and PM. Under the Clean Air Act, areas that do not meet federal ambient air quality standards must prepare an Air Quality Management Plan outlining the measures that need to be undertaken to meet the federal and state standards. In the Bay Area, the BAAQMD has been charged with preparing such a plan due to non-attainment of the PM air quality standard.

Thresholds of Significance

To assist the City in conforming to state and federal air quality regulations, the BAAQMD has adopted thresholds of significance to be used when the City reviews any discretionary project subject to the California Environmental Quality Act (CEQA). The thresholds of significance are included in the Air District's updated CEQA Guidelines. It is the Air District's policy that the adopted thresholds apply to projects for which a Notice of Preparation is published, or environmental analysis begins, on or after the applicable effective date.

The BAAQMD CEQA Guidelines recommend air quality significance thresholds, analytical methodologies, and mitigation measures for local agencies to use when preparing air quality impact analyses under CEQA. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents by addressing new health protective air quality standards, exposure to toxic air contaminants, and adverse effects from global climate change.

The updated CEQA Guidelines address recent changes in air quality standards for ozone and particulate matter (PM) from the State of California and federal government. The new health-protective air quality standards are in response to growing scientific evidence that exposure to ozone, fine particles, and air toxics have greater health effects than previously estimated. In addition, the BAAQMD's new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State's plan to address global climate change. The CEQA Guidelines also address exposure to toxic air contaminants, which is associated with increased risk for cardiovascular disease, asthma, reduced birth weight, and higher mortality. Although air quality in the Bay Area has improved over the last thirty years, fine PM and other air toxic contaminants released by transportation and industrial activities threaten the health of local residents. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents.

Stormwater Management

Urban development is a major contributor to stormwater-caused pollution. Development or redevelopment of property represents an opportunity to incorporate measures that can reduce water quality impacts over the life of the project. The legal mandate to do so stems from the Federal Clean Water Act which required municipalities like Daly City to proactively control and regulate pollution from their municipal separate storm sewer systems (MS4) to the maximum extent feasible. In addition, the State of California's Porter-Cologne Water Quality Control Act of 1969 and other State legislation require municipalities to protect water quality.

On October 14, 2009, the San Francisco Bay Regional Water Quality Control Board (RWQCB) adopted the Municipal Regional Stormwater NPDES Permit for the San Francisco Bay Region. In an effort to standardize stormwater management requirements throughout the region, this permit replaces the formerly separate countywide municipal stormwater permits with a regional permit for 76 Bay Area municipalities, including the City of Daly City.

The intent of these various laws and permits is to mitigate potentially detrimental effects of urban runoff through proper site design and source control early in the development review process, and to provide guidance in the selection of appropriate Best Management Practices (BMPs). BMPs are defined as methods, activities, maintenance procedures, or other management practices for reducing the amount of pollution entering a water body. The City of Daly City reviews individual public and private

projects for stormwater conformance with applicable laws, policies, and guidelines, and is the lead City agency responsible for implementing the C.3 Provision requirements of the NPDES Permit related to new development and redevelopment.

The C.3 Provisions of the NPDES Permit require each of the co-permittees, including the City of Daly City, to implement measures/BMPs to reduce stormwater pollution and to reduce increases in stormwater runoff flow, volume, and duration ("hydromodification") from new development or redevelopment projects. In addition to the NPDES Permit provisions, all construction projects in the City of Daly City are regulated by the NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), which requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and the filing of a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for all projects that disturb an area of one acre or greater.

Open Space

Open space is one of the most precious and limited natural resources in Daly City. For the purposes of discussion in this element, open space has been divided into two categories: 1) Open Space as a Natural Resource and; 2) Open Space for Recreational Purposes.

Open Space as a Natural Resource

As identified by the General Plan Land Use Map, approximately 400 acres within Daly City will continue to remain designated as Open Space Preservation on the General Plan Land Use Map. Areas within this acreage are a large conglomeration of vacant parcels along the coastline that, because of environmental constraints such as steep slopes and unstable soils, have limited development potential.

In addition to their designation as Open Space Preservation in the General Plan, coastal bluff areas are protected through the Resource Protection (-RP) Combining District of the Zoning Ordinance. This combining district prohibits construction within 50 feet of the blufftop, on a slope greater than thirty percent, or where the vertical relief is ten feet or greater. The district also prohibits grading or filling operations except for those required as drainage and erosion control measures, and requires permanent vista corridors of at least five feet or 15 percent of the lot, whichever is greater, for any development which occurs within the district.

Although areas designated as Open Space Preservation function primarily as non-usable open space, portions of the coastal bluffs and beaches provide limited recreational opportunities for Daly City residents. However, these areas have not been designated as recreational open space because they do not contain any recreational improvements such as playground equipment, benches, and similar improvements.

Open Space for Recreational Purposes

This category of open space has been further divided into two categories: public and private recreational open space. Public recreational open space consists of City parks and related facilities, and State and County parks. Private recreational open space consists of private golf and country clubs which limit access only to members.

City parks. Thirteen municipal parks and twelve tot lots are located in Daly City, resulting in a total of 82.95 acres of developed public recreational open space. Table RME-2 identifies each of the parks, tot lots, and recreational facilities in Daly City. School playgrounds also provide recreational open space opportunities, but have not been included in this figure because they are owned and regulated by their respective school districts, and are only available during limited periods of time to residents of Daly City.

State and County parks. In addition to City parks, San Bruno Mountain State and County Park provides Daly City residents with a variety of open space and recreational facilities and unique views of the San Francisco Bay Area. The 2,063-acre park is located east of the City's Hillside neighborhood and

comprises both State and County owned lands. The planning, development, and management of the park, however, is the responsibility of the San Mateo County Division of Parks and Recreation. The park is also the home of several rare and endangered species of plants and animals. Endangered species located on the mountain are discussed in greater detail in the Vegetation and Wildlife section of this element. Recreational facilities in the park include: picnic; day camp and open space areas; scenic vista areas; a nature interpretive center; as well as hiking, bicycling and equestrian trails.

At the coastline, Thornton Beach State Park, which has been made largely inaccessible due to landslides, now provides a panoramic overlook and parking lot adjacent to Highway 1, at the end of the John Daly Boulevard.

Private parks. Private recreational open space in Daly City is comprised of three golf and country clubs located in the northwestern portion of the City. These clubs include the Lake Merced Golf and Country Club, and portions of the Olympic and San Francisco Golf and Country Clubs. Although these areas contribute to open space in Daly City, they do not provide recreational opportunities for all Daly City residents. All three of these golf and country clubs restrict use to members only.

Recreational Facility Deficiencies

The City has twenty-seven recreational facilities dispersed throughout the various neighborhoods to serve residents. While the number of facilities might be abundant, the city as a whole contains only approximately 0.26 acres of parkland per 100 dwelling units, well below the State Recreation Commission standard of 2.6 acres of parkland per 100 dwelling units. In terms of population, Daly City contains only .76 acres of parkland per 1,000 persons, well below the National Park and Recreation Commission Standard of four to five acres per 1,000 persons.

To comply with these standards, the City would need to provide several hundred acres of additional parkland, a prospect which is impractical due to both fiscal limitations and the general lack of vacant land on which to construct new centrally-located park facilities. Also, it is worth noting that the aforementioned standard should be viewed as a guideline only and does not necessarily represent a definitive or even the most appropriate measure of the amount of required recreational facilities for a specific city, but rather should be considered as one means of determining system-wide deficiencies. Based on the City's current parkland dedication ratio of three acres per 1,000 residents identified in the Municipal Code, the City would need to provide 15.8 acres of parkland to meet future need resulting from the additional population.

While the potential for construction of additional active park space may be limited due to fiscal realities and a scarcity of vacant land in locations suitable for park space, the City could instead improve underutilized park sites already owned by the City or properties owned by the City that have the potential for passive recreation.

One example of an area that has the potential for passive recreation is the Mussel Rock area, which is located along the coastline and functions primarily as a natural resource due to the environmentally sensitive habitat area on the bluffs surrounding it. While the Mussel Rock area is currently undeveloped, the potential exists for the portions of the area to be improved with amenities such as directional signage, cultural/environmental interpretive stations, a recreational par course, and/or developed vista points. To this end, Task RME-12.1 provides for the development of Mussel Rock Park as a passive recreational area for community use.

Table RME-5: Existing Daly City Parks, Tot Lots, and Recreational Facilities

Parks		Tot Lots	
Name	**Size**	**Name**	**Size**
Bayshore Heights Park	3.50	Alta Loma Tot Lot	0.11
David Rowe Park	3.50	Ardendale Tot Lot	0.40
Broderick-Terry Duel Site	3.19	Camelot Tot Lot	0.37
Edgewood Park	1.00	Cameo Ct. Tot Lot	0.30
Dan Gilbrech Park	0.64	Caterbury Tot Lot	0.40
Gellert Park	19.53	Hampshire Tot Lot	0.40
Hillside Park	6.40	John Daly Tot Lot	0.18
Lincoln Park	2.40	Longview Tot Lot	0.30
Marchbank Park	7.77	Lycett Tot Lot	0.59
Northridge Park	1.31	Mission Hills Tot Lot	0.68
Palisades Park	0.99	Norwood Tot Lot	0.20
Westlake Park	10.44	Polaris Tot Lot	0.20
Westmoor Park	7.64		
Other Facilities		**Undeveloped**	
Rio Verde Horseshoe Pits	0.08	Mussel Rock Park	140
Parkview Clubhouse	0.69		
War Memorial Community Center	2.09		
Margate Tennis Courts	4.53		
Teglia Community Center	0.41		
Doelger Art Center	2.70	**Daly City Total**	**82.95**

Category Defintions:
C = Citywide Park N = Neighborhood Park S = Subneighborhood Park

Visual Quality

To assess visual quality in Daly City, this Resource Management element considers natural scenic vistas available to Daly City residents. These include: the Coastline, San Bruno Mountain, and scenic corridors. The following is a discussion of each:

The Coastline

The Daly City coastline is the largest scenic area In Daly City. Although access to the lower portion of the coastline is extremely limited, the upper portions of the coastal bluffs provide visual access. Three parks, Northridge, Palisades, and Edgewood Park are located along the coastal bluffs and provide vista points for Daly City residents. Coastal Element policies encourage the preservation, enhancement and further development of visual access from these parks. The incorporation of a major portion of the coastline in the GGNRA and future recreational improvements in the Mussel Rock area could improve visual access and limited physical access along the coastline.

San Bruno Mountain

San Bruno Mountain is located along the eastern and northeastern city limits of Daly City. The mountain, rising to approximately 1,000 feet in elevation, provides a scenic background along the eastern portion of the City. In addition to being a scenic resource in itself, the mountain also provides hiking trails

around portions of the mountain and vista points on top of the mountain which provide dramatic views of the City, the Pacific Ocean and San Francisco Bay.

Scenic Corridors

Although no State or County designated scenic highways are located in Daly City, several roadways have been recognized as having scenic quality. Those highways recognized by the State include: Skyline Boulevard (Route 35), Junipero Serra Freeway (I-280), and the Cabrillo Highway (Route 1). The County has also recognized Guadalupe Canyon Parkway and Mission Street (Highway 84), as well as the previously mentioned three highways, as having scenic quality. The recognition of these roadways as having scenic quality, indicates that they have the potential to be designated as official scenic highways by the State or County. Elements of these roadways that contribute to their scenic quality include: views of San Bruno Mountain; the coastline; San Francisco Bay; and panoramic views of both Daly City and San Francisco.

Other roadways that provide scenic vistas, but are not recognized by the State or County as having scenic quality include John Daly Boulevard, and Lake Merced Boulevard. In addition to providing scenic quality, some of these roadways also function as open space links to areas such as San Bruno State and County Park along Guadalupe Canyon Parkway and the Milagra Ridge and Sweeny Ridge open space areas along Route 35.

Vegetation and Wildlife

This section of the element contains a discussion of the different plant and animal resources found in the Daly City area. Since the City consists primarily of developed areas, the focus of this section is on San Bruno Mountain and the Coastal Zone, two areas rich in biotic and biologic resources. A discussion of the rare and endangered species of plants and animals, located in each of these two areas, is contained in each respective section.

San Bruno Mountain

San Bruno Mountain represents the greatest collection of plant and animal resources in the Daly City area. The mountain is the location of several rare and endangered species of plants and animals, most notably the four different species of butterflies located on the mountain. A complete list of rare and endangered species of plants and animals found on San Bruno Mountain is contained in Appendix A. Since the time that the last Resource Management Element was prepared, significant development has occurred along the northern and northeastern portion of San Bruno Mountain. All of the developments within this area have been required to meet the requirements of the Habitat Conservation Plan prepared for San Bruno Mountain.

Habitat Conservation Plan (HCP)

In order to preserve the different rare and endangered plant and animal species on San Bruno Mountain, a Habitat Conservation Plan was prepared and an agreement with regards to the plan entered into by several local and regional agencies including Daly City, Brisbane, South San Francisco, San Mateo County and LAFCo, local developers, properly owners, the United States Fish and Wildlife Service, and the California Department of Fish and Game. The HCP was the first of its kind adopted in the United States and was prepared to protect the endangered species habitat, while allowing limited development on portions of the Mountain.

The primary focus of the HCP continues to be the preservation of rare and endangered species, most notably the four species of butterflies and their food plants located on the mountain. A Habitat Conservation Plan must be prepared to allow the Department of Interior to issue a Section 10(a) permit. A Section 10(a) permit allows the incidental taking of an endangered species during development. A taking is generally defined as any action that results in harm to an endangered species during

development. In addition to the Section 10(a) Permit, an agreement, setting forth the obligation of the interested parties to implement the HCP must be entered into by federal, state, and local agencies and the participating land owners and developers. The HCP contains specific mitigation measures which must be incorporated into developments within the HCP boundaries. The mitigation measures consist primarily of plans for the reclamation of lands which are to be graded, the payment of a fee to San Mateo County to operate the HCP, a ban on pesticide spraying, the designation of a buffer area, and the construction of a habitat fence to separate developed and undeveloped areas.

The Coastline

The 2.6-mile long Daly City Coastline encompasses approximately 280 acres of undeveloped and partially developed land. The Coastal Zone, as designated in Daly City's Coastal Element, includes all areas west of Skyline Boulevard and two small areas east of Skyline Boulevard in the Westlake North neighborhood. This section, however, focuses on the undeveloped open space areas, including only the coastal bluffs and beaches.

The Coastal Element identifies two areas within the Coastal Zone as Environmentally Sensitive Habitat areas. These areas are located in the Daisaku Ikeda Canyon and the bluffs around Mussel Rock Park. Environmentally Sensitive Habitat is defined in the Coastal Element as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. A botanical inventory taken in 1980 indicated that both native and non-native species have become or were becoming established in these two areas. A listing of these species by area is included in Appendix B.

Archaeology

Archaeological resources in Daly City consist primarily of the remains of the Ohlone Indian tribe which inhabited the area. The following discussion briefly describes the Ohlone tribe and their customs, as well as the significant archaeological find, with regard to the tribe, that was made at Mussel Rock.

Ohlone Tribe

The Ohlone Indian Tribe inhabited a large area along the California Coast, running from the San Francisco Bay Area to Monterey Bay. The tribelet which inhabited the Daly City area lived primarily In two main inland villages located on the Colma and San Bruno Creeks and a seasonal village along the coast at Mussel Rock. The Ohlones were a small and very mobile tribe of hunters and gatherers that travelled to find food and other items that were available only in certain areas on the Peninsula. The women and children were responsible for gathering the nuts, roots, berries, and shellfish such as mussels and clams. They were also responsible for preparing the meals and making baskets to store the food. The males were responsible for hunting and fishing. The Ohlone hunted deer, rabbits, wild geese, and ducks to go along with the gathered food. Most of the fishing was done on the inland bay areas, while the coast provided sea otters and seals. Items which could not be found locally were usually obtained through trading with neighboring villages.

Mussel Rock Archaeological Site

The Mussel Rock archaeological site, San Mateo County Site SMa-72, is the only site in Daly City from which artifacts of the Ohlone tribe were uncovered. During the excavation and grading of the area in 1977, for the construction of the waste transfer station, archaeologists uncovered the largest amount of Ohlone artifacts of any of the registered sites in San Mateo County. Artifacts uncovered at the site included: human remains; cooking and food preparation tools; hunting and fishing items; shell jewelry; and mammal remains. Archaeologists have determined that the artifacts date back to approximately 1500 A.D.

Resource Management Goal, Policies, and Tasks

This section of the Resource Management Element establishes a single goal and several objectives and policies that provide direction for the management of natural and cultural resources. The goal provides the definitive statement of how natural and cultural resources will be handled by local government. The objectives provide a means how attainment of the goal can be measured, while the policies provide a more specific statement for achievement of the goal as well as direction for the formulation of programs to implement the goal.

> "Ensure the enhancement and preservation of existing resources by effectively managing their development and conservation and providing adequate recreational open space for future generations."

Since the Resource Management Element contains the Open Space and Conservation Elements, components of both are incorporated into a single goal. Several of the components of the goal warrant further consideration. The management of resources is directly related to the first component of the goal, assuring the preservation and enhancement of existing resources. The preservation of resources speaks directly to air, vegetation and wildlife, and visual resources as well as open space. In addition to preserving resources, efforts should also be directed at enhancing resources. The goal seeks to ensure that past efforts to improve air quality; preserve and enhance environmentally sensitive and rare and endangered species habitat: and provide open space areas are continued and given priority attention. It also seeks to extend those efforts to cultural resources, including both historic and archaeologically significant resources, so they can also be preserved.

Second, the goal seeks to effectively manage the development and conservation of resources. Resource development focuses on water and open space resources. The development and conservation of water and open space resources is required to maintain the high quality of these resources. For example, to maintain the quality of the existing water supply, new supplies must be developed and existing supplies conserved. To allow development in areas and still maintain adequate open space, careful attention must be paid to the type of development and its impact on the existing environment.

The third facet of the goal, providing adequate recreational open space for future generations, is directed at maintaining and expanding recreational opportunities for existing and future residents. Recreational opportunities are provided through a citywide system of parks, tot lots, and indoor facilities. Due to a lack of an adequate mixture of facilities in the City, overall system deficiencies exist. The City should make every effort to protect and maintain existing parks, tot lots, and recreational open space areas as well as provide additional facilities in order to alleviate system-wide deficiencies.

To implement the resource management goal, this element provides for the following policies and tasks:

Water Resources

Policy RME-1: **Reduce average per capita demand by implementing cost effective water conservation programs that address all applicable methods of water conservation.**

Task RME-1.1: Enforce the provisions of the Indoor Water Use Efficiency Ordinance through an extensive public outreach campaign to residents and contractors, to be completed by 2014.

Task RME-1.2: Explore mechanisms that would allow permanent retrofits for fixtures requiring replacement under 15.66.020 (A)(3) the provisions of the Indoor Water Use Efficiency Ordinance through an extensive public outreach campaign to residents and contractors, to be completed by 2014.

Task RME-1.3: Develop a capital plan to retrofit plumbing fixtures at existing City facilities by 2015 and complete all retrofits by 2020.

Policy RME-2: **Require drought resistant landscaping and water conserving irrigation methods in new development, and encourage the replacement of existing water-intensive landscaping.**

Task RME-2.1: Enforce the provisions of the Water Conservation in Landscaping Ordinance and conduct a public education effort to ensure that residents, businesses, and contractors are aware of the Ordinance provisions.

Task RME-2.2: Examine the feasibility of a cost-effective turf buy-back program offered to owners of residential properties who voluntarily replace water intensive landscape with landscaping that meets predefined water efficiency standards.

Policy RME-3: **Continue to use recycled wastewater for irrigating and explore opportunities to expand capacity to accommodate its use in development projects, landscaped medians, golf courses, cemeteries, parks, and school playgrounds.**

Policy RME-4: **For development projects which will create water demand exceeding a pre-defined amount, require that developers provide a water supply analysis for the project to demonstrate water availability to adequately serve the proposed project.**

Task RME-4.1: Develop a water supply questionnaire for inclusion with any application involving 50 or more residential units, 50,000 square feet of commercial or industrial development, or other pre-defined development intensity that constitutes a significance threshold under CEQA.

Task RME-4.2: Amend the application submittal checklist to include a water supply analysis when necessary.

Air Resources

Policy RME-5: **Assess projected air emissions from new development and associated construction and demolition activities in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines, and relative to state and federal standards.**

Task RME-5.1: Amend the Planning Division's development review procedures to include a formal step that would help identify how a development project can incorporate design or functional changes that will minimize air quality impacts.

Task RME-5.2: Incorporate air quality significance thresholds into the Local Thresholds of Significance document identified in Program RME-1.

Task RME-5.3: Consider cumulative air quality impacts consistent with the region's Clean Air Plan and State law.

Task RME-5.4: Require the preparation of a Transportation Systems Management plan for new development that has been determined to contribute to a reduction in location air quality.

Task RME-5.5: Consult with BAAQMD to identify stationary and mobile TAC sources and determine the need for and requirements of a health risk assessment for proposed developments.

Policy RME-6: Minimize exposure of residents to objectionable smoke and odors by proactively regulating potential sources.

Task RME-6.1: For new, expanded, or modified development proposals (including tenant improvements) that are potential sources of objectionable smoke and odor, require an analysis of possible smoke and odor impacts and the provision of smoke and odor minimization and control measures as mitigation. The requirements for such shall be codified within the Daly City Municipal Code.

Task RME-6.2: Require new residential development projects and projects categorized as sensitive receptors to be located an adequate distance from facilities that are existing and potential sources of odor. An adequate separate distance will be determined based upon the type, size and operations of the facility.

Policy RME-7: To the maximum extent fiscally reasonable, minimize air quality impacts in City operations.

Task RME-7.1: Develop an Environmentally Preferable Purchasing Policy which requires City employees to consider the environmental attributes along with traditional purchasing factors such as performance, safety, price and local availability, when making purchasing decisions.

Task RME-7.2: Compile a master fleet replacement schedule which identifies vehicles in need of replacement (including heavy-duty and off-road vehicles) and offers suggestions for the most environmentally friendly replacement.

Task RME-7.3: Construct all new City facilities at a Leadership in Energy and Environmental Design Gold standard.

Stormwater

Policy RME-8: Through the development of a Stormwater Management Program, ensure that all new development complies with applicable municipal stormwater Municipal Regional Stormwater NPDES Permit by incorporating controls that reduce water quality impacts over the life of the project in way that is both technically and economically feasible, and reduces pollutants in stormwater discharges to the maximum extent practicable.

Task RME-8.1: Appoint a stormwater control coordinator charged with overseeing the implementation of the City's Stormwater Management Program. The coordinator shall be responsible for reviewing public and private stormwater control mechanism proposals, requiring amendments to such controls as part of the development review process, and their proper construction.

Task RME-8.2: Evaluate acceptable development standards for stormwater treatment mechanisms and publish such standards for distribution to developers. Such standards shall be based on a thorough evaluation of modern stormwater control mechanisms and shall, to the extent feasible, consider soil conditions in various parts of Daly City.

Task RME-8.3: In locations where high density residential development is prevalent (e.g., east of Interstate 280), consider the use of the public right of way as an appropriate location for privately maintained stormwater treatment mechanisms.

Task RME-8.4: Assess projected stormwater impacts from new development in conformance with the San Mateo County Water Pollution Prevention Program, CEQA Guidelines and relative to state and federal standards.

Task RME-8.5: Ensure the regular inspection of stormwater treatment facilities as required by the Municipal Regional Stormwater NPDES Permit.

Policy RME-9: **Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit, i.e., reduction of Vehicle Miles Traveled (VMT) on local and regional roadways, to the extent permited under the Municipal Regional Stormwater Permit.**

Task RME-9.1: Continue to explore low-impact development credits for high density transit-oriented development within the City's established Priority Development Areas with the Regional Water Quality Control Board.

Task RME-9.2: Ensure during the update of the Zoning Ordinance the City's compliance with the State's "by right" program requirement whereby sites identified within the Housing Element and part of the City's adequate sites program continue to provide zoning that allows the residential density identified within Table HE-27.

Task RME-9.3: Amend the Zoning Ordinance to provide flexibility in development regulations in instances where the City determines that, in the review of a development proposal, a stormwater regulation will effectively decrease the number of units allowable within a parcel identified in Table HE-27.

Open Space

Policy RME-10: **Minimize development in all areas designated as open space preservation.**

Task RME-10.1: Review the land uses in the Zoning Ordinance to ensure that allowed uses are consistent with the intent of the Open Space Preservation designation.

Policy RME-11: **Areas designated as open space recreation-public shall continue to be maintained and upgraded by the Public Works Department.**

Task RME-11.1: Continue to collect AB1600 impact fees for new development and, from time to time, re-assess the amount and distribution of monies collected from such fees to ensure that these amounts are sufficient to provide an adequate pro-rata contribution toward the public improvements identified in the City's Capital Improvement Program (same as Task LU-4.4B).

Park Facilities

Policy RME-12: **Encourage a diverse, equitable, and integrated system of park facilities throughout Daly City that are accessible to all age, social, and economic groups and all geographic areas of the City.**

Task RME-12.1: Program for and undertake improvements to develop Mussel Rock Park as a passive recreational area for community use. All improvements within the park shall be in substantial conformance with a Public Access Management Plan prepared for the site which shall include the following:

1. Public access paths provided in such a way as to ensure connectivity, maximize utility, and provide access along the entirety of the park site.

2. Public access amenities (such as benches, table and chairs, bicycle racks, trash and recycling receptacles, etc.), including benches in the public view overlook at appropriate locations.

3. Public access signs to facilitate, manage, and provide public access to the park, including the provision of directional signs.

4. At a minimum, two interpretive panels relevant to the site shall be provided at locations that maximize their utility.

Policy RME-13: Require the dedication of parkland or the payment of an in-lieu fee in accordance with Subdivision Map Act.

Task RME-13.1: Review and amend the park in-lieu fee payment requirement as necessary to assure that the formula for park in-lieu fee payment is more standardized equitable among all residential uses, including rental housing (see also Task LU-17.3).

Policy RME-14: Prioritize the dispersal of park in-lieu fees collected from the development of new subdivisions to ensure that the fees are spent in the appropriate areas (see Program RME-3).

Visual Resources

Policy RME-15: Require public visual access easements in new developments along the coastline.

Task RME-15.1: Amend the Zoning Ordinance to require, as a part of a complete development application, for projects over a certain size located in the Resource Protection (RP) Zone, that an analysis be included which evaluates potential visual impacts caused by the proposed development.

Task RME-15.2: Develop, as a part of Program RME-1, a significant threshold for visual impacts and develop potential mitigation criteria for such impacts.

Vegetation and Wildlife

Policy RME-16: Continue to recognize the importance of the San Bruno Mountain Habitat Conservation Plan (HCP), uphold the integrity of the concepts behind the plan, and respect the agreements that serve to implement it (same as Task LU-22).

Task RME-16.1: Through the development review process, the City shall continue to assist with the effort of preserving undisturbed habitat containing unique flora and fauna in areas adjacent to San Bruno Mountain State and County Park. Where mandated by State or federal law, the City shall adopt mitigation measures to either reduce to insignificance or eliminate the impacts on these resources as part of the

approval private development occurring in the HCP area or vicinity (same as Task LU 22.1).

Task RME-16.2: Amend the Zoning Ordinance to require approval of a San Bruno Mountain Site Activity Permit for any construction projects located with the HCP area (same as Task LU-22.2).

Policy RME-17: Preserve environmentally sensitive habitat by imposing strict regulations on development in areas that have been identified as environmentally sensitive habitat.

Task RME-17.1: The City shall continue to consult with the Department of Fish and Game, Army Corps of Engineers, and other regulatory agencies to identify avoidance or mitigation measures where special status species and their respective habitats would be potentially significantly impacted by development proposals (see also Task LU-24.2).

Policy RME-18: Preserve trees that do not pose a threat to the public safety.

Task RME-18.1: Consider amendments to Chapter 12 (Streets, Sidewalks, and Public Spaces) that would severely restrict or disallow topping or removal by private individuals and public utilities of live, growing trees within the public right-of-way which do not pose an imminent threat to the public safety.

Task RME-18.2: Consider amendments Chapter 17 (Zoning) to disallow the topping or removal by private individuals and public utilities of live, growing trees on private property which were required as a condition of development approval (including Design Review approval) and do not pose an imminent threat to the public safety.

Historical and Archaeological Resources

Policy RME-19 Undertake measures to protect and preserve historic and archaeological resources.

Task RME-19.1: Comply with State statues related to historical and archaeological resources.

Task RME-19.2: Serve as a leader in historic preservation by preserving, restoring, and reusing City-owned historic resources where feasible.

Task RME-19.3: Through the City's Facade Improvement Program, encourage the preservation of facades and exteriors that exhibit historical architectural characteristics, e.g., those identified by the City's Mission Street Urban Design Plan.

Task RME-19.4: Continue to support community projects that will add to the knowledge of Daly City's past, including the continuing work of the History Guild of Daly City/Colma and the Daly City History Museum.

Task RME-19.5: Cooperate with civic organizations in the placement of appropriate monuments or plaques to publicize or memorialize historic sites.

Policy RME-20: Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly (same as Policy LU-7).

Task RME-20.1: Retain elements in the Zoning Ordinance which effectively preserve the architectural character of Daly City's older neighborhoods (e.g., predominant setback and tandem parking allowances) (same as Task LU-7.1).

Task RME-20.2: Amend the Zoning Ordinance to provide development regulations that more closely reflect the predominant neighborhood character established when the neighborhood was constructed (e.g., provide for three-foot side yard setbacks in Westlake where there is currently no side setback required). Where necessary, establish either separate or overlay zoning districts for such neighborhoods (same as Task LU-7.2).

Task RME-20.3: Update the Residential Design Guidelines to provide bulk, mass, and architectural guidelines for exterior additions and reconstructed homes in neighborhoods which possess unique architectural characteristics (same as Task LU-7.3).

Task RME-20.4: Incorporate design features in new development that reflects the character of the neighborhood, to ensure that new construction is compatible with existing development (same as Task LU-7.4).

Resource Management Programs

Current Programs for Resource Management

Resource Protection Combining District

The Resource Protection Combining District may be used in conjunction with an underlying zoning district classification such as R-1 Single Family Residential or OS Open Space. The intent of the District is to ensure that the character and intensity of development does not create adverse impacts on sensitive resources or geotechnically hazardous areas. The District outlines specific regulations for the preservation of designated open space areas and the creation of buffer zones between designated open space areas and development. The Resource Protection Combining District is currently used only in conjunction with the R-1 single family residential zoning district for those properties directly fronting coastal bluffs. The district requires that a Use Permit be acquired prior to any construction within the zone and prohibits construction within fifty feet of a bluff, on a slope greater than thirty percent or where the vertical relief is ten feet or greater. Additional District regulations prohibit grading or filling operations except for those required as drainage and erosion control measures and the provision for permanent vista corridors of at least five feet or fifteen percent of the lot, whichever is greater.

S-1 Design Review Combining District

The S-1 Design Review Combining District may be used in conjunction with any underlying zoning district classification. The intent of the District is to create, preserve, and enhance areas of unusual civic significance. The District requires that special design treatment and consideration of the aesthetic and functional relationships of the surrounding development, be applied in these areas. The S-1 Design Review Combining District is most prevalent in the Civic Center/ Sullivan Corridor area and is used in conjunction with both residential and commercial zoning districts in this area. The District requires that each project be reviewed by the City Planner to determine the consistency of the project with the requirements of the District. If the City Planner determines that the project is consistent and does not require further consideration by the Planning Commission, the City Planner refers the project directly to the City Council for their review.

San Bruno Mountain Habitat Conservation Plan

The Habitat Conservation Plan (HCP) was prepared to protect endangered species habitat, while allowing limited development on portions of San Bruno Mountain. The intent of the HCP is to preserve the endangered species located on the mountain and their habitat. As a requirement of the HCP, Daly City entered into an agreement with federal, state and local agencies as well as participating land owners and developers, to implement the policies contained in the HCP. The HCP contains specific mitigation measures that must be incorporated into developments within HCP boundaries, including: plans for the reclamation of lands which are to be graded; the payment of a fee to San Mateo County to operate the HCP; a ban on pesticide spraying; the designation of a buffer area; and the construction of a habitat fence to separate developed and undeveloped areas.

Proposed Programs for Resource Management

Program RME-1: Local Thresholds of Significance Guidelines

Objective: To make objective and consistent determinations of environmental impact significance for discretionary projects subject to CEQA review

Responsible Agencies: Department of Economic and Community Development, Public Works Department, and Department of Water/ Wastewater Resources

Time Frame: 2013-2014

Funding Source: General Fund

Activity: This program requires that the City develop a policy document that establishes the quantitative or qualitative standards used to determine when non-exempt discretionary projects will likely have significant environmental impacts. The document would serve as an analytical tool used to make consistent determinations of significance. Project environmental reviews undertaken by different staff members or at different times would employ a standard methodology, increasing the certainty for both the agency and the applicant. The City's efficiency in preparing an initial study would also be improved. Development of the Local Thresholds will place the City further in compliance with the CEQA Guidelines' requirement that the City'[s determination of significance be "based to the extent possible on scientific and factual data" (Guidelines Section 15064).

Program RME-2: Residential Design Review Guidelines

Objective: To preserve the architectural integrity of residential buildings while minimizing the impacts

Responsible Agencies: Department of Economic and Community Development, Planning division; City Attorney

Time Frame: 2015

Funding Source: General Fund

Activity: Design review has been required for new development as either conditions of approval or in areas with a S-1 Design Review Combining District zoning overlay. Design review is currently handled by committees assigned by the Mayor and only three areas in the City, the Redevelopment Areas on Juniper° Serra Boulevard and Mission Street and the Sullivan Corridor Specific Plan area, have specific guidelines for design review. The preparation of a specific ordinance for regulating design review procedures should be enacted to

ensure high quality design not only in specific areas, but throughout the entire City. The ordinance would create specific criteria for design review, create a design review committee and develop a fee structure for design review projects which are not part of a discretionary review procedure.

Program RME-3: Park System Analysis and Master Plan

Objective: Address existing and future park needs
Responsible Agency: Department of Public Works
Time Frame: 2015
Funding Source: General Fund

Activity: The preparation of a Parks and Recreation Analysis and Master Plan is proposed to address existing and future opportunities for parks and recreational services for the City. Envisioned as a ten year plan, the Master Plan is to be a comprehensive document that will include a format for the planning, selection, dedication and funding of future park land in the City. A park system analysis would inventory existing park sites and outline future needs of the current park space. The proposed Master Plan will focus on the planning for new sites or expanding and/or improving existing sites. In addition, the Master Plan would allow priorities to be adopted and that individual park site locations and development plans be determined at the time the acquisition and development process begins.

Appendix A
Environmentally Sensitive Habitat - Coastal Zone

Daisaku Ikeda Canyon			
Latin Name	**Common Name**	**Native or Invasive**	**Observed Frequency**
Lupinus arboreus	Yellow bush lupine	Native	Abundant
Eriophyllum staechadifolium	Lizard tail		Abundant
Scrophluaria californica	Bee plant	Native	Abundant
Anaphalis margaritacea	Pearly everlasting	Native	Localized
Gnaphalium species (2 types)	Cudweed		Localized
Epilobium franciscanum	Willow herb	Native	Abundant
Matricaria matricariodes	Pineapple weed	Invasive	Abundant
Stachys species	Hedge nettle	Invasive	Localized
Brassica species	Wild Mustard	Invasive	Abundant
Raphinus sativus	Wild radish	Invasive	Abundant
Melilotus indica	Yellow sweet clover	Invasive	Abundant
Heracleum lanatum	Cow parsnip	Native	Abundant
Erigeron glaucus	Seaside daisy	Native	Localized
CIrcium species	Thistle		Infrequent
Baccharis pilularis	Coyote bush	Native	Localized
Artemesia caifornica	Sagebrush	Native	Localized
Mesembryanthemum edule	Hottentot fig	Invasive	Localized
Mesembryanthemmn chilense	Sea fig		Localized
Aehillea millefolium	White yarrow	Invasive	Abundant
Castineje species	Indian Paintbrush		Infrequent
Vicia species (3 types)	Vetch		Abundant
Gallium species	Bedstraw		Localized
Geranium species	Storksbill, cranebill		Localized
Lobularia maritima	Sweet alyssum	Invasive	Localized
Anagallis arvenis	Scarlet pimpernel	Invasive	Localized
Solarium species	Nightshade	Invasive	Abundant
Rubus species	Blackberry		Abundant
Senicio elegans		Native	Infrequent
Sidalcea species	Checkerbloom	Invasive	Localized

Note: Observed frequencies identified above varry by season and general environmental conditions

MUSSEL ROCK CANYON			
Latin Name	**Common Name**	**Native or Invasive**	**Observed Frequency**
Lupinus arboreus	Yellow bush lupine	Native	Abundant
Eriophyllum staechadifolium	Lizard tail	Invasive	Abundant
Scrophluaria californica	Bee plant	Native	Abundant
Anaphalis margaritacea	Pearly everlasting	Native	Infrequent
Gnaphalium species (2 types)	Cudweed		Infrequent
Epilobium franciscanum	Willow herb	Native	Localized
Stachys species	Hedge nettle	Invasive	Localized
Brassica species	Wild Mustard	Invasive	Abundant
Raphinus sativus	Wild radish	Invasive	Abundant
Melilotus indica	Yellow sweet clover	Invasive	Localized
Heracleum lanatum	Cow parsnip	Native	Abundant
Erigeron glaucus	Seaside daisy	Native	Localized
Baccharis pilularis	Coyote bush	Native	Abundant
CastIlleja species	Indian Paintbrush		Infrequent
Artemesia caifornica	Sagebrush	Native	Localized
Vicia species (3 types)	Vetch		Abundant
Geranium species	Storksbill, cranebill	Invasive	Localized
Lobularia maritima	Sweet alyssum	Invasive	Abundant
Anagallis arvenis	Scarlet pumpernel	Invasive	Abundant
Solarium species	Nightshade		Abundant
Rubus species	Blackberry	Native	Abundant
Sidalcea species	Checkerbloom		Localized
Cotula coronopifolia	Brass buttons	Invasive	Localized
Potentilla egedei	Silverweed	Native	Localized
Mimulus auranticus	Bush monkey-flower	Native	Infrequent
Mimulus guttatus	Common monkey-flower	Native	Infrequent
Linocera involucrata	Twinberry	Native	Infrequent
Conium maculatum	Poison hemlock	Invasive	Abundant
Lotus corniculatus	Bird's foot trefoil	Invasive	Infrequent
Satureja douglasil	Yerba buena	Native	Abundant
Arnsinckia spectabilis	Coast fiddleneck	Native	Infrequent
Sanicula crassicaulis	Pacific sanicle	Native	Localized
Solanum species	Nightshade		Abundant
Ribes species	Currants		Infrequent
Achillea mellefolium	Common yarrow	Invasive	Abundant
Lathyrus species	Beach pea		Infrequent
Senecio milcanioides	German Ivy	Invasive	Localized
Dudleya caespitosa	Live forever	Native	Localized
Helenium bolanderi	Sneezeweed	Native	Infrequent
Phacelia malvifolia	Stinging phacelia	Native	Infrequent
Equiselum species	Horsetail		Infrequent
Myrica califomica	Wax myrtle	Native	Abundant
Rhus toxicodendron	Poison oak	Native	Abundant
Corladeria argentea	Panpas grass	Invasive	Localized
Salix species	Willow		

Note: Observed frequencies identified above varry by season and general environmental conditions

Appendix B
Environmentally Sensitive Habitat – San Bruno Mountain

San Bruno Mountain Rare, Endangered/Endemic, and Range Limit Plants			
Latin Name	**Common Name**	**CNPS Code**	**Observed Frequency**
Maieanthemum dilatatum	False Lily of the Valley		Rare
Allocarya chorisiana			Rare
Sambucus callicarpa	Red elderberry		Rare
Silene scouleri			Rare
Silene verecunda		2-2-1-3	Rare
Chtysopsis villosa	Golden Aster		Frequent
Cirsium quercetorum	Brownie Thistle		Occasional
Grindelia maritima	Steyermark	3-3-3-3	Rare
Helianthella castanea		2-2-1-3	Rare
Layia hieracioides			Frequent
Pentechaeta bellidiflora		2-2-1-3	Rare
Senecio aronicoides	Butterweed		Frequent
Tanacetum camphoratum	Dune Tansy	2-2-2-3	Rare
Arabis blepharaphylla	Coast Rock Cress	1-2-2-3	Frequent
Erysimum franciscanum	Franciscan Wallflower	1-2-2-3	Occasional
Arctostaphylos imbricata	Manzanita	3-3-3-3	Occasional
Arctostaphylos montaraenisis	Montara Manzanita	2-1-1-3	Rare
Arctostaphylos pacifica		3-3-3-3	Rare
Arctostaphylos uva-ursi	Bear-berry		Occasional
Vaccinium arbuscula	Huckleberry		Rare
Lathyrus vestitus	Pacific Pea		Common
Clarkia rublcunda	Farewell-to-Spring		Frequent
Chorizanthe pungens	Spine-flower		Rare
Grossularia leptosma	Bay/Canyon Gooseberry		
Castilleja franciscana	Franciscan Paint Brush		Occasional
Orthocarpus florib-undus			Rare
Ligusticum appiifolum	Loveage	1-1-1-3	Occasional

CNPS R-E-V-D CODE

R (Rarity)

1 - rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.

2 - occurence confined to several populations or to one extended population.

3 - occurence limited to one or a few highly resterictedpopultaions,or present in such small numbers that it is seldom reported.

E (Endangerment)

1 - not endangered

2 - endangered in a portion of its range

3 - endangered throughout its range

Vigor (Vigor)

1 - increasing or stable in number

2 - declining in number

3 - approaching extinction or extirpation

D (Distribution)

1 - more or less widespread outside or California

2 - rare outside of California

3 - endemic to California

San Bruno Mountain
Insect Host Plants

CNPS R-E-V-D CODE

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Plants - Larval Food

1. Plantago erecta - larval food plant for the Bay Checkerspot
2. Sedum spathulifolium - larval food plant for the San Bruno Elfin
3. Lupinus albifrons - larval food plant for the Mission Blue
4. Lupinus varlicolor - larval food plant for the Mission Blue
5. Lupinus formosus - larval food plant for the Mission Blue
6. Viola pedunculata - larval food plant for the Callippe Silverspot
7. Lupinus arboreus - larval food plant for the Tree Lupine Moth
8. Orthocarpus densiflorus - larval food plant for the Bay Checkerspot

Other Plants - Host Plant, Rare, Endemic, and Range Limit

1. Lomatium utriculaturn - host plant
2. Chrysopsis villosa - Golden Aster; range limit; host plant
3. Cirsium quercetorum - Brownie Thistle; range limit host plant
4. Eriogonum latifolium - Wild Buckwheat; host plant
5. Brodiaea pulchella - Blue dicks; host plant
6. Carduus species - host plants
7. Silybum rnarianum - Milk thistle; introduced host plant
8. Pteridium auqilinum - Braken Fern: host plant
9. Monardella villosa - Coyote Mint. Pennyroyal; host plant
10. Horkelia californica - California Horkelia; host plant
11. Scabiosa atropurpurea - Pincushion Plant; host plant

Species of Concern

Common Name	**Latin Name**
Mission Blue butterfly	Plebejus icariodes missionensis
Callippe Silverspot	Speyeria callippe callippe
San Bruno Elfin	Callophrys mossil bayensis
Bay Checkerspot	Euphydryas editha bayensis
San Francisco Garter Snake	Thamnophis sirtalis tetrataenia
Solitary Bee	Dufourea stage
San Francisco Tree Lupine Mc	Grapholitha edwardsiana

Source:

Adoption and implementation of San Bruno Mountain Habitat Conservation Plan Endangered Species Act Section 10a permit. Final EIR and EA. November 1982. County of San Mateo and US Dept. of the Interior.