

3.11 Public Services and Facilities

Environmental Setting

PHYSICAL SETTING

Fire Services

The City of Daly City is served by the North County Fire Authority (NCFA), a Joint Powers Authority (JPA) established in 2003 which currently serves the communities of Brisbane, Daly City, and Pacifica, with potential for cooperative agreements with other agencies. This authority is a full service organization providing cost-effective and efficient delivery of emergency and non-emergency services to the member and contract communities.¹

The NCFA has eight stations, each with one engine (that carry water, hose and fire pumps), and one aerial ladder truck. Five of the eight fire stations are located in Daly City. These stations include: Station 91 located at 151 Lake Merced Boulevard, Station 92 on 18 Bepler Street, Station 93 on 464 Martin Street, Station 94 on 444 Gellert Boulevard and Station 95 on 191 Edgemont Drive. Station 95 also houses the aerial ladder truck. The NCFA Administration Headquarter is also located in Daly City at 10 Wembley Drive. The North County Fire Authority is also responsible for all specialized rescues, such as extricating patients trapped in auto accidents, people trapped on steep ocean cliffs, confined space rescues and any other dangerous emergencies.²

Fire Safety

The NCFA has implemented several measures to maintain the highest possible levels of fire safety. The NCFA participates in Automatic Aid within San Mateo County Fire Chiefs Association County Wide Plan. Along with this program, the city aims to support the Fire Department's continued programs within the Fire Prevention Services Bureau in fire and life safety inspections, plan checks, and public education about fire safety.³ NCFA established the Community Emergency Planning and Disaster Preparedness Division under the Office of the Fire Chief with the purpose of disaster planning and public educations and training to prepare the community in the event of a major disaster.

¹ City of Daly City Website, available at <http://www.dalycity.org>, accessed June 27, 2012.

² North County Fire Authority Website, available at <http://www.northcountyfire.org>, accessed June 27, 2012.

In Daly City, the close proximity of many of the structures to each other, combined with typical wood frame construction intensifies an emergency response. In addition, many older neighborhoods have narrow and steep access roads, and poor water pressure which also increases the potential hazard. Many fires in the City are caused by unattended cooking, accident, arson, and juvenile firesetters. While the majority of fires occur in vehicles, single family homes, and some wildland areas, regular inspections of commercial establishments have helped to keep fire incidents low.

The Association of Bay Area Governments (ABAG) shows that much of the city is considered “at risk” as a wildland urban interface fire threatened community.⁴ However, ABAG also shows that fire threat is moderate for the majority of the city, with the threat being higher around San Bruno Mountain.⁵ The California Department of Forestry and Fire Protection (CAL Fire) is has updated their Fire Hazard Severity Zone maps. The Fire Hazard Severity Zones in Local Responsibility Areas (LRA) list the area around San Bruno Mountain as moderate to high fire hazard severity.⁶ San Bruno Mountain is in a State Responsibility Area (SRA) and according to the Fire Hazard Severity Map in State Responsibility Areas adopted by CAL Fire, is classified as a high fire hazard severity.⁷

In 2011, the North County Fire Authority reached its goal of accomplishing a seven (7) minute total reflex time for arrival of a first due company to 90 percent of all emergency incidents; an eleven (11) minute total reflex time for arrival of multiple fire companies to 90 percent of all structure fires; and maintained fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.

Police Services

Law enforcement services in Daly City are provided by the Daly City Police Department. The Daly City Police Department, San Mateo County’s largest police department, employs 111 sworn and 43 non-sworn personnel. The department offices are located at 333 90th Street.⁹

The Daly City Police Department is structured using two functional Bureaus, the Field Operations Bureau and the Operations Support Bureau, supporting the Office of the Chief of Police. Department officers and support personnel assigned in all department branches are all equally dedicated to providing professional services in the area of Police Patrol, Investigations, Crime Prevention and Community Services in its continuing effort to protect and serve the citizens of the City of Daly City, and its daily visitors.¹⁰

⁴ ABAG, Wildland Urban Interface - Fire Threatened Communities, available at http://gis3.abag.ca.gov/Website/Fire_Threat_WUI/viewer.htm, accessed August 21, 2012.

⁵ ABAG, Firethreat, available at http://gis3.abag.ca.gov/Website/Fire_Threat/viewer.htm, accessed August 21, 2012.

⁶ CAL Fire, California Fire Hazard Severity Zone Map Update Project, available at http://frap.cdf.ca.gov/webdata/maps/statewide/fhszl06_1_map.pdf, accessed August 21, 2012.

⁷ CAL Fire, Fire Hazard Severity Zones in State Responsibility Area, Adopted November 7, 2007, available at http://frap.cdf.ca.gov/webdata/maps/statewide/fhszs_map.pdf, accessed August 21, 2012.

⁹ PG&E, Proposed Jefferson-Martin 230 kV Transmission Project Draft EIR, July 16, 2003.

¹⁰ City of Daly City Website, available at <http://www.dalycity.org>, accessed June 27, 2012.

In 2011, the Daly City Police Department received 33,278 calls for service and the average response time for priority-one calls was seven minutes, from the time the dispatcher received the call to when the police arrived. The average response time between the police receiving notice from the dispatcher to police arrival was four minutes.¹¹

Schools

The City of Daly City is served by five public school districts that provide educational services to the community. It is comprised of 15 elementary schools, four middle schools, and six high schools. The Bayshore Elementary, Jefferson Elementary and Brisbane Elementary School Districts serve K-8 students. The Jefferson Union High School District serves grades 9-12, and the South San Francisco Unified School District serves K-12 students. The Jefferson School District is the second highest employer in the city, with a total of 1,418 employees in the Elementary and High school districts combined.¹² There are also several private and parochial schools accessible and convenient to Daly City residents.¹³

School Districts

Jefferson Elementary School District

This district serves K-8 students in Daly City except for the Bayshore, Southern Hills and Serramonte Neighborhoods.

Jefferson Union High School District

This high school district serves grades 9-12 in all of Daly City except for the Serramonte neighborhood.

Bayshore Elementary School District

The Bayshore Elementary School District serves K-8 students in the Bayshore Neighborhood. The district is made up of two schools, the Garnet J. Robertson Intermediate School and Bayshore Elementary School.

Brisbane Elementary School District

The Brisbane Elementary School District serves K-8 students in the Southern Hills Neighborhood. The district's three schools are Brisbane Elementary School, Lipman Middle School and Panorama Elementary School.

South San Francisco Unified School District

This district serves K-12 students in the Serramonte Neighborhood south of Hickey Boulevard. It is made up of 10 elementary schools, three middle schools, and three high schools. It serves residents within the greater South San Francisco Area and the southern portion of Daly City.

¹¹ Email Correspondence with Lieutenant Louie Pezzola, Daly City Police Department, July 3, 2012.

¹² City of Daly City website, available at <http://www.dalycity.org>, accessed June 27, 2012.

¹³ Ibid.

Enrollment

As Table 3.11-1 shows, within the past decade, enrollment in Jefferson Elementary and Bayshore Elementary School Districts have remained fairly stable, while Jefferson Union High, South San Francisco Unified and Brisbane Elementary School Districts, have experienced a slight decline in enrollment, paralleling the slight decline in Daly City population in that period.¹⁴

TABLE 3.11-1: HISTORIC ENROLLMENT RATES FOR SCHOOL DISTRICTS IN OR PARTIALLY IN DALY CITY

	Year											
	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Jefferson Elementary	7,446	7,100	6,852	6,636	6,251	6,123	6,421	6,288	6,725	6,853	6,998	7,436
Jefferson Union High	5,557	5,482	5,375	5,384	5,488	5,425	5,358	5,330	5,150	5,143	4,960	4,969
Brisbane Elementary	666	660	673	659	609	603	582	589	590	573	545	539
Bayshore Elementary	462	446	425	423	424	415	441	445	429	508	543	483
South San Francisco Unified	9,890	9,700	9,563	9,362	9,447	9,375	9,336	9,416	9,368	9,336	9,312	9,348

Source: DataQuest, Time Series - Public School Enrollment, 2012.

Open Space

The city currently has a number of public and private recreational open spaces. 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.

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 3.11-2 shows the parkland in Daly City. School playgrounds also provide recreational open space opportunities, but have not been included in this table because they are owned and regulated by their respective school districts, and are only available during limited periods of time. The City has twenty-seven recreational facilities dispersed throughout the various City neighborhoods to serve city residents.

¹⁴ California Department of Education, DataQuest, Time Series - Public School Enrollment, available at <http://data1.cde.ca.gov/dataquest/>, accessed August 2012.

TABLE 3.11-2: DALY CITY PARKS, TOT LOTS, AND RECREATIONAL FACILITIES

<i>Name</i>	<i>Size (Acres)</i>
Parks	
Bayshore Heights Park	3.50
David Rowe Park	3.50
Broderick-Terry Duel Site	3.19
Edgewood Park	1.00
Dan Gilbrech Park	0.64
Gellert Park	19.53
Hillside Park	6.40
Lincoln Park	2.40
Marchbank Park	7.77
Northridge Park	1.31
Palisades Park	0.99
Westlake Park	10.44
Westmoor Park	7.64
Tot Lots	
Alta Loma Tot Lot	0.11
Ardendale Tot Lot	0.40
Camelot Tot Lot	0.37
Cameo Ct. Tot Lot	0.30
Caterbury Tot Lot	0.40
Hampshire Tot Lot	0.40
John Daly Tot Lot	0.18
Longview Tot Lot	0.30
Lycett Tot Lot	0.59
Mission Hills Tot Lot	0.68
Norwood Tot Lot	0.20
Polaris Tot Lot	0.20

TABLE 3.11-2: DALY CITY PARKS, TOT LOTS, AND RECREATIONAL FACILITIES

<i>Name</i>	<i>Size (Acres)</i>
Other	
Rio Verde Horseshoe Pits	0.08
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
Total	82.95

Source: City of Daly City, 2012.

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. Located almost entirely within the County, 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, are the responsibility of the San Mateo County Division of Parks and Recreation. 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.

REGULATORY SETTING

State Regulations

Quimby Act

The 1975 Quimby Act (California Government Code section 66477) authorized cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Act states that the dedication requirement of parkland can be a minimum of 3 acres per thousand residents or more, up to 5 acres per thousand residents if the existing ratio is greater than the minimum standard. Revenues generated through in lieu fees collected and the Quimby Act cannot be used for the operation and maintenance of park facilities. In 1982, the Act was substantially amended. The amendments further defined acceptable uses of or restrictions on Quimby funds, provided acreage/population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (nexus) to a project’s impacts as identified through studies required by the California Environmental Quality Act (CEQA).

Local Regulatory Authorities

The provision of public services and safety services in the City of Daly City is the responsibility of several local, regional, and state agencies.

Jefferson Elementary School District and Jefferson Union High School District are the primary providers of K-12 public schools in Daly City. Smaller areas of the city are served by Bayshore Elementary, Brisbane Elementary, and South San Francisco Unified School Districts. The North County Fire Authority provides fire and life safety services within the City of Daly City. Police services are provided by the Daly City Police Department. The design, inspection and maintenance of municipal parks in the City of Daly City are the responsibility of the Daly City's Public Works Department while the programming of park activities and recreation services are the responsibility of the Department of Library and Recreation Services. Regional Parks are operated by San Mateo County and the State.

City of Daly City Capital Plan

In 2008, the City expanded its Capital Plan to cover a 20-year period. It was estimated that 2.8 million square feet of commercial space and 2,641 residential units would be added to the city, which is slightly more than projected with the proposed General Plan. The study also projected the extent of capital improvements for public facilities which would be needed in the City over the same time period. The need for the following were all considered as part of the study which included police and fire facilities as well as park and recreation facilities. The City identified the capital improvements which would be needed to provide City services to all areas over the next 20 years. The relationship between the additional projected commercial and residential development and the need for improvements in public facilities was analyzed. The City formulated impact fees that are based on the extent to which any need for new public facilities is attributed to new development.

Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the proposed General Plan will result in a significant impact regarding fire and police protection, schools, and parkland, if:

- Demand for police or fire services exceeds standards (e.g., response times);
- Student enrollment in schools exceed available school capacity; and
- Increased use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, as indicated by conflicting with park provisions standards of three acres per 1,000 people.

METHODOLOGY AND ASSUMPTIONS

Methodology

This analysis considered existing public and safety services within the city, applicable regulations and guidelines, and proposed General Plan buildout estimates and policies.

Fire and Police

This analysis looks at the location of demand for fire and police protection services that would result from buildout in relation to existing stations and assesses the average response time.

Schools

This analysis determines the increase in students that would result from buildout and assesses potential impacts on local schools. The projected increase in school enrollment was calculated based on the State Department of Finance's California Public K-12 Graded Enrollment Projections 2011 series which projects school enrollment by counties for the next decade. The proportion of future school enrollment attributed to Daly City was calculated using the overall increase in population under the proposed General Plan as a proportion of the overall increase in population for San Mateo County between the years 2010 and 2030, which is about nine percent.¹⁵

Parks

The City of Daly City Municipal Code currently has parkland dedication standards within Title 16 – Subdivisions. Section 16.30.400 of the Municipal Code has a standard for parks of three acres per 1,000 people. This requirement may be satisfied through either on-site park construction or land dedication. Potential increase in demand for park facilities will be evaluated against this standard.

SUMMARY OF IMPACTS

While the existing and new development will represent an increase in student population, this new population is expected to be accommodated in existing school facilities. Jefferson Elementary School District imposes a school impact fee for new residential and commercial development. The South San Francisco Unified School District also imposes a school impact fee for new residential and commercial development. Police and fire services may require increases in staffing in the long-term with the population and employment growth anticipated in the proposed General Plan; however, additional facilities are not anticipated. Implementation of the proposed General Plan will increase demand for parks which the proposed General Plan will meet, resulting in less than significant impacts.

IMPACTS AND MITIGATION MEASURES

Impact 3.11-1

Implementation of the proposed General Plan will increase the demand for fire and police protection services. (*Less than Significant*)

The City of Daly City is mostly built out with only a few infill locations where growth can occur, all of which currently have access to services. Policies in the proposed General Plan support growth along transit corridors which are located in the heart of the city and are accessible by emergency vehicles.

Fire

Future development within the city will be served by the North County Fire Authority, which has five of its eight stations in the Daly City. In 2011, the North County Fire Authority reached its goal of accomplishing a seven (7) minute total reflex time for arrival of a first due company to 90 percent

¹⁵ State of California, Department of Finance, Interim Population Projections for California and Its Counties 2010-2050, Sacramento, California, May 2012.

of all emergency incidents; an eleven (11) minute total reflex time for arrival of multiple fire companies to 90 percent of all structure fires; and maintained fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.¹⁶ By promoting infill development along transit corridors, the proposed General Plan is promoting growth in areas that are in central locations in the city which leads to shorter response times. The most recent fire station constructed in 2007 was Station 92 which replaced the previous Station 92 on Santa Barbara. This new location retained the Mission Street corridor and the Top of the Hill as its primary response areas.

Additionally, as the proposed General Plan supports development along existing transit corridors such as the Mission Street corridor, future development will be focused in areas that are not considered high fire hazard severity areas and are located close to existing fire services. New facilities or expansion of existing facilities is not anticipated through the proposed General Plan nor were they identified in the City's updated Capital Plan.¹⁷

Future development proposals will be reviewed by the North County Fire Authority to verify code compliance for occupancy classification, use, construction type, allowable square footage, fire protection, and access. Future occupancies such as apartments and high-rise buildings will require inspections as mandated by the Municipal Code and State Health and Safety Codes to verify compliance and to maintain life safety systems. Adherence to proposed General Plan policies as well as the California Fire Code, the California Building Code and the City's Municipal Code will result in less than significant impacts.

Police

Future development will be served by the Daly City Police Department at 333 90th Street. The Daly City Police Department is located centrally within the city, in the city's Civic Center. The Department's average response time for priority-one calls was seven minutes, from the time the dispatcher received the call to when the police arrived. The average response time between the police receiving notice from the dispatcher to police arrival was four minutes,¹⁸ though the Department does not have a formally adopted response time standard. As discussed earlier, by promoting infill development along transit corridors, the proposed General Plan is promoting growth in areas that are in central locations in the city which leads to shorter response times. In 2008, the City expanded its Capital Plan to cover a 20-year period, and includes growth projections that are slightly higher than that of the proposed General Plan. The Capital Plan only includes internal modifications to facilities such as locker room upgrades and storage room expansion. Additional projects included additional police equipment. New facilities or expansion of existing facilities is not anticipated

¹⁶ North County Fire Authority Website, <http://www.northcountyfire.org>, accessed June 28, 2012.

¹⁷ City of Daly City Capital Projects, Budget 2010-2011/2011-2012 and 20 Year Plan, available at <http://www.dalycity.org/Assets/Departments/Finance+and+Administration/pdf/Capital+Budget+2010+-+2012.pdf>, accessed August 2012.

¹⁸ Email Correspondence with Lieutenant Louie Pezzola, Daly City Police Department, July 3, 2012.

through the proposed General Plan nor was it identified in the City's updated Capital Plan.¹⁹ Enhancements in the City's Capital Plan will result in less than significant impacts on police services.

Proposed General Plan Policies and Tasks that Reduce the Potential Impact

Fire Safety

- Policy SE-3.1** Support and maintain the City's Insurance Service Office (ISO) rating of a Class 2, which establishes the fire insurance rates for the City.
- Policy SE-3.2** Provide for a seven (7) minute total reflex time for arrival of a first due company to 90 percent of all emergency incidents.
- Policy SE-3.3** Provide for an eleven (11) minute total reflex time for arrival of multiple fire companies to 90 percent of all structure fires.
- Policy SE-3.4** Maintain fire company reliability, whereby 90 percent of all incidents are handled by the district fire company.

Mitigation Measures

None required.

Impact 3.11-2

Implementation of the proposed General Plan will not result in increased demand for school facilities beyond existing capacity. (*Less than Significant*)

Elementary School (K-8)

The majority of the students in Daly City are served by Jefferson Elementary School District (JSD). The southern portion of Daly City, the Serramonte Planning Area is served by the South San Francisco School District (SSFU). The eastern portions of the city are served by the Brisbane Elementary School District (Brisbane Elementary) which includes the Southern Hills Planning Area and the Bayshore Elementary School District (Bayshore Elementary) which includes the Bayshore Planning Area.

High School (9-12)

The majority of the students in Daly City are served by Jefferson Union High School District (JUHS). The southern portion of Daly City, the Serramonte Planning Area, is served by the South San Francisco School District. The eastern portions of the city are served by the Brisbane Elementary School District

¹⁹ City of Daly City Capital Projects, Budget 2010-2011/2011-2012 and 20 Year Plan, available at <http://www.dalycity.org/Assets/Departments/Finance+and+Administration/pdf/Capital+Budget+2010+-+2012.pdf>, accessed August 2012.

Future School Enrollment

According to the California Department of Finance (DOF), overall school enrollment in San Mateo County is expected to increase slightly by 783 students over the next decade.²⁰ Approximately 70 students can be attributed to the City of Daly City. The future distribution of students in San Mateo County assumes that 67 percent of all students will be enrolled in K-8 and 33 percent of students will be enrolled in 9-12. Using this distribution factor, K-8 enrollment in Daly City is projected to increase by 47 students while 9-12 enrollment will increase by 23 students. Based on the amount of housing projected to increase in each school district, student enrollment increase was attributed to all the school districts except for Brisbane Elementary School District, where there is no anticipated increase in new housing in the Southern Hills Planning Area. Table 3.11-3 shows existing and future school enrollment.

TABLE 3.11-3: FUTURE SCHOOL ENROLLMENT

<i>Elementary School Districts</i>	<i>Existing Enrollment</i>	<i>Future Enrollment</i>	<i>Capacity¹</i>	<i>Remaining Capacity</i>
Elementary School (K-8) Districts				
JSD	7,436	7,457	8,150	693
SSF Unified	6,214	6,229	7,395	1,166
Bayshore Elementary	483	494	570	76
Brisbane Elementary	539	539	660	121
<i>Subtotal</i>	14,672	14,719	16,775	2,056
High School (9-12) Districts				
JUSD	4,969	4,985	5,557	572
SSF Unified	3,134	3,141	4,560	1,419
<i>Subtotal</i>	8,103	8,126	10,117	1,991
Total	22,775	22,845	26,892	4,047

¹ School capacity for JSD from Jefferson Elementary School District, Level 1 – Developer Fee Justification Study for Jefferson Elementary School District, July 2011; School capacity for SSF Unified Elementary from South San Francisco General Plan; School capacity for JUSD assumes historic high enrollment from past decade; School capacity for all other schools assumes 30 students per classroom/teaching station using information from School Accountability Report Cards.

Source: Dataquest, 2012; California Department of Finance, 2012; California Department of Education, 2012; City of Daly City, 2012; Dyett & Bhatia, 2012.

Table 3.11-3 shows that all school districts currently have the capacity to accommodate future student enrollment. While this projection is based on DOF student enrollment projections which project enrollment in the next decade, the number of school aged children is expected to remain fairly stable in California. The DOF estimates that the number of school aged children in California

²⁰ State of California, Department of Finance, California Public K-12 Graded Enrollment and High School Graduate Projections by County, 2011 Series. Sacramento, California, October 2011.

will only increase by about 0.8 percent between 2010 and 2030.²¹ The DOF also estimates that the proportion of school aged children changes from 21 percent of the total population to 18 percent of the population between 2010 and 2030. This is indicative of an aging population, as the proportion of those 65+ years will go from 11 percent of the total population to 19 percent of the total population between 2010 and 2030. Overall the number of school aged children in California is expected to decrease slightly between the years 2010 and 2030.²² Therefore as the school districts have enough capacity to accommodate future students, impacts will be less than significant.

Mitigation Measures

None required.

Impact 3.11-3

Implementation of the proposed General Plan will not result in an unmet need for parkland in the city. (*Less than Significant*)

The City currently does not have a parkland ratio standard. There are 13 municipal parks and 12 tot lots in Daly City, resulting in a total of 82.95 acres of developed public recreational space, which works out to only approximately 0.82 acres per 1,000 residents. School playgrounds provide additional recreational open space opportunities; however they are not included in the acreage because they are owned and regulated by their respective school districts, and are only available during limited periods of time.

This parkland to population ratio also does not take into account the numerous regional park facilities accessible to residents. San Bruno Mountain State and County Park, a 2,063-acre park located in the Hillside Planning Area, includes multiple recreational facilities and trails. At the coastline, Thornton Beach State Park includes a panoramic overlook and parking lot adjacent to Highway 1, at the end of John Daly Boulevard. Lake Merced, which is adjacent to the city limits, north of the Westlake Planning Area, is a freshwater lake located in San Francisco but utilized by many Daly City residents due to its proximity. Lake Merced includes a circuit path all the way around as well as facilities such as picnic areas and barbecues. Additionally, the Fort Funston/Golden Gate National Recreation Area is also adjacent to the city limits, north of the Westlake Planning Area, and includes multiple trails. The abundance of regional open space around the city indicates that residents have access to more open space than shown in the above ratio, although these facilities are trail-oriented, rather than active facilities (such as those that include playfields).

Based on the City's current parkland dedication ratio of three acres per 1,000 residents in the Municipal Code, the City will need to provide 15.8 acres of parkland to meet future need resulting from the additional population (without ameliorating existing deficiencies). To meet this demand, the proposed General Plan includes a task to develop part of the 140-acre undeveloped Mussel Rock area into a park for community use. The program for the park will be further developed through

²¹ State of California, Department of Finance, Interim Population Projections for California and Its Counties 2010-2050, Sacramento, California, May 2012.

²² Ibid.

Program RME-3 which calls for the preparation of a Parks and Recreation Analysis and Master Plan. The Parks and Recreation Analysis and Master Plan will address existing and future opportunities for parks and recreational services for the city and guide the planning, selection, dedication and funding of future park land in the city. The Master Plan would allow priorities to be adopted and identify park site locations and development plans be determined at the time the acquisition and development process begins. As the proposed General Plan includes policies and programs to help realize parkland development to meet additional need, impacts are less than significant.

Proposed General Plan Policies and Tasks that Reduce the Potential Impact

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).

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 (see also Task CST-1.4). 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 and 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).

Program RME-3: Park System Analysis and Master Plan. 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 individual park site locations and development plans be determined at the time the acquisition and development process begins.

Policy LU-20: The City shall require that privately- owned open space be maintained in an acceptable manner when it is either used or viewed by the public. When new development occurs, the provision of open space shall be enhanced.

Mitigation Measures

None Required.