

4.12 PUBLIC SERVICES AND RECREATION

This chapter describes the existing public service conditions in the City of Daly City and evaluates the potential impacts of the Project on public services. Fire protection and emergency services, police protection, parks and recreation, and schools are each addressed in a separate section of this chapter. In each section, a summary of the relevant regulatory setting and existing conditions is followed by a discussion of project-specific and cumulative impacts.

4.12.1 FIRE PROTECTION SERVICES

4.12.1.1 ENVIRONMENTAL SETTING

This section describes existing conditions related to fire protection services and the potential impacts that could result from construction and operation of the Project.

Regulatory Framework

Federal Regulation

Local Hazard Mitigation Plan

The Federal Emergency Management Agency (FEMA) requires cities to adopt a Local Hazard Mitigation Plan. The purpose of mitigation planning is to identify policies and actions that can be implemented over the long term to reduce risk and future losses. Mitigation Plans form the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The planning process is as important as the plan itself. It creates a framework for risk-based decision making to reduce damages to lives, property, and the economy from future disasters.¹

State Regulations

California Building Code

The State of California provides a minimum standard for building design through the 2013 California Building Code (CBC), which is located in Part 2 of Title 24 of the California Code of Regulations. The 2013 CBC is based on the 1997 Uniform Building Code, but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: installation of sprinklers in all high-rise buildings; establishment of fire resistance standards for fire doors, building

¹ Federal Emergency Management Agency, <http://www.fema.gov/multi-hazard-mitigation-planning>, accessed February 13, 2014.

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materials, and particular types of construction; and clearance of debris and vegetation within a prescribed distance from occupied structures in wildfire hazard areas.

California Fire Code

The California Fire Code incorporates, by adoption, the International Fire Code of the International Code Council, with California amendments. This is the official Fire Code for the State and all political subdivisions. It is located in Part 9 of Title 24 of the California Code of Regulations, which is described in Section B.2.a.ii. The California Fire Code is revised and published every three years by the California Building Standards Commission.

Local Regulations

City of Daly City 2030 General Plan

The Safety Element of the 2030 General Plan establishes fire safety policies within Daly City, as shown in Table 4.12-1.

TABLE 4.12-1 CITY OF DALY CITY GENERAL PLAN POLICIES RELEVANT TO FIRE PROTECTION SERVICES

Policy Number	Policy
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% of all emergency incidents.
Policy SE-3.3	Provide for an eleven (11) minute total reflex time for arrival of multiple companies to 90% 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.
Policy SE-3.5	Continue to support and participate in the county wide auto-aid and boundary drop agreement within San Mateo County, which provides the closest fire resources to emergency and non-emergency incidents regardless of jurisdiction.

Source: City of Daly City, Daly City 2030 General Plan, March 25, 2013.

City of Daly City Municipal Code

Chapter 3.36, Public Facilities Fees for Developments, establishes fees to mitigate the impacts caused by future development in Daly City. Each development must pay its fair share of the construction costs or value of needed improvements to public facilities impacted by the development. Public facilities include, but are not limited to, city administrative facilities, fire facilities and equipment, libraries, police facilities and equipment, community recreation centers, street improvements and water and sewage fees.

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4.12.1.2 EXISTING CONDITIONS

Daly City is served by the North County Fire Authority (NCFA), a Joint Powers Authority that serves Brisbane, Daly City, and Pacifica. The NCFA has eight stations, five of which are located in Daly City.² The station located closest to the Project site is Station 94 on 444 Gellert Boulevard, located approximately 0.5 miles south of the Project site.

The NCFA and its personnel provide emergency and non-emergency service to an area approximately 60 square miles with a population of over 185,000 citizens. These services are managed through three sectors of the NCFA, including an Operations Bureau, Support Services Bureau, and the Fire Prevention and Administrative Services Bureau.

In 2012, the NCFA responded to over 12,000 emergency and non-emergency incidents and achieved an overall 95 percent total reflex time; from receipt of call, dispatch, turnout, and travel to arrival in 7 minutes or less by a single fire company for all emergency incidents³, which exceeds the goal set by Daly City of meeting that goal 90 percent of the time. For multiple fire companies, the total reflex time was 11 minutes or less 83 percent of the time, which is below the Daly City goal of 90 percent. However, the City of Daly City maintained its Insurance Services Offices (ISO) Class 2 rating⁴, which meets the City's target of maintaining a Class 2 rating.

Operations Bureau⁵

The Operation Bureau is comprised of the largest number of personnel and divisions within the NCFA and is under the direction of one of the Deputy Chiefs. Within the Operations Bureau, includes the Emergency Medical Services Division, Training Division, and Special Operations Division. One of the main tasks of the Operations Bureau is being responsible for recurrent, required, mandated or specialized training for firefighters. The Emergency Medical Services Division is responsible for oversight, quality assurance and improvement programs, and training and certification of all firefighter paramedics and emergency medical technicians.

Support and Administrative Services Bureau⁶

The Support and Administrative Services Bureau is responsible for the overall management and coordination of the department's 150 employees, as well as the management of resources in support of the organization. Other responsibilities include budget development and control, accounts payable and payroll processing, human resources, labor relations, clerical support, records management, data entry and analysis, community outreach, and public education. Additionally, the Support and Administrative Bureau oversees maintenance and repair of the fleet and small equipment, facilities and grounds, communications equipment, and breathing apparatus.

² City of Daly City, 2012, City of Daly City General Plan Update Draft Environmental Impact Report, page 3.11-2.

³ North County Fire Authority, 2012 Annual Report.

⁴ North County Fire Authority, 2012 Annual Report.

⁵ North County Fire Authority, Operations Bureau, <http://northcountyfire.org/bureaus/operations-bureau/>, accessed on February 14, 2014.

⁶ North County Fire Authority, Support & Administrative Services Bureau, <http://northcountyfire.org/bureaus/support-administrative/>, accessed on February 14, 2014.

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Fire Prevention Bureau⁷

The Fire Prevention Bureau is under the direction of the Deputy Fire Chiefs assigned to lead and manage all aspects of the Bureau. The Fire Prevention Bureau is responsible for programs designed to reduce the incidence and severity of fire loss through preventative measures. The programs are focused on code enforcement, plan review and construction inspections, fire investigations, and public education. The Fire Prevention Bureau performs over 1,500 plan reviews and construction inspections each year.

Planning

Future development proposals will be reviewed by the NCFCA to verify that all new and remodeled buildings and facilities meet State and local Building and Fire Code requirements regarding occupancy classification, use, construction type, allowable square footage, fire protection, and access.⁸ In 2012, the NCFCA's General Fund Budget was projected to be \$14,658,489.⁹ This source funds salaries and benefits, services and supplies, and other expenditures. Portions of property taxes collected within the NCFCA are directed to the budget's revenue, as are current impact fees levied on new development in the NCFCA service area.

4.12.1.3 STANDARDS OF SIGNIFICANCE

The Project would have a significant impact related to fire protection and emergency services if:

1. In order to maintain acceptable service ratios, response times, or other performance objectives for fire services, the project would result in a need for new or physically altered fire protection facilities, the construction or operation of which could cause significant environmental impacts.

4.12.1.4 IMPACT DISCUSSION

This section analyzes potential project-specific and cumulative impacts to fire services.

PS-1	The Project would not result in the provision of or need for new or physically altered fire protection facilities, the construction or operation of which could cause significant environmental impacts.
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The Project would have a significant environmental impact if it would exceed the ability of fire and emergency medical responders to adequately serve the Project site, thereby requiring construction of new facilities or modification of existing facilities. Upon completion, the Project would not include any new residential units, but would include new and renovated

⁷ North County Fire Authority, Fire Prevention Bureau, <http://northcountyfire.org/bureaus/fire-prevention-services-bureau/>, accessed on February 14, 2014.

⁸ City of Daly City, Daly City 2030 General Plan Update Draft Environmental Impact Report, page 3.11-9

⁹ City of Daly City, 2012 Comprehensive Annual Financial Report, page 18.

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commercial buildings that would be subject to the fire safety requirements of the NCFCA. The Project includes the addition of an 10-screen cinema, additional retail and restaurant space, a new parking garage, medical office buildings, and a 4- to 5-story hotel. As such, the additional uses could increase calls for service on the Project site. However, development plans would be reviewed by the NCFCA to ensure that there is adequate emergency access, Fire Code requirements are satisfied, and that adequate levels of service can be maintained with implementation of the Project. This process is implemented through the development review process for building permits. This required review would ensure that the final Project plans would not adversely affect the department's performance objectives. In addition, the Project Applicant would be required to pay the current developer impact fees per the NCFCA requirements. The payment of these fees would defray the cost for facility improvements, equipment, or other needs necessary for maintaining or improving services as needed to accommodate the increase in service population. Further, the NCFCA did not have any comments regarding the Project; therefore, it is unlikely that the Project would require the expansion of existing facilities in order to maintain acceptable service ratios, response times or other performance objectives.¹⁰ Therefore a *less-than-significant* impact would result in this respect.

Applicable Regulations:

- Daly City General Plan
- Daly City Municipal Code
- California Fire Code Title 24, Part 9

Significance Before Mitigation: Less than significant.

4.12.1.5 CUMULATIVE IMPACTS

PS-2 The Project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to fire protection service.

A significant cumulative environmental impact would result if, in combination with reasonably foreseeable growth, construction of the Project would exceed the ability of fire and emergency medical responders to adequately serve the Project site, thereby requiring construction of new facilities or modification of existing facilities. Growth under the Daly City 2030 General Plan, together with the Project may increase demand for fire and emergency medical protection, potentially requiring the provision of additional personnel in order to maintain existing service ratios. However, any future developer, including the Project Applicant, would be required to pay the current developer impact fees per the NCFCA requirements. The payment of these fees would defray the cost for facility improvements, equipment, or other needs necessary for maintaining or improving services as needed to accommodate the increase in service population. Additionally, as mentioned in response to Impact Discussion PS-1, the Project would not result in the need for new or expanded fire facilities, of which, could result in significant environmental impacts. As such, existing facilities are adequate to house

¹⁰ Personal communication between Steve Flint, Contract Senior Planner, City of Daly City with Travis Bradley at PlaceWorks, February 6, 2015.

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increased personnel without necessitating the construction of additional facilities, and construction of the Project, in combination with reasonably foreseeable growth would result in a *less-than-significant* impact.

Applicable Regulations:

- Daly City 2030 General Plan
- Daly City Municipal Code

Significance Before Mitigation: Less than significant.

4.12.2 POLICE PROTECTION SERVICES

This section describes the existing conditions related to police services and the potential impacts that could result from construction and operation of the Project.

4.12.2.1 ENVIRONMENTAL SETTING

Regulatory Framework

Local Regulations

City of Daly City 2030 General Plan

The Safety Element of the 2030 General Plan establishes police and emergency services policies within Daly City, as shown in Table 4.12-2.

City of Daly City Municipal Code

Chapter 3.36, Public Facilities Fees for Developments, establishes fees to mitigate the impacts caused by future development in Daly City. Each development must pay its fair share of the construction costs or value of needed improvements to public facilities impacted by the development. Public facilities are defined include, but not limited to, city administrative facilities, fire facilities and equipment, libraries, police facilities and equipment, community recreation centers, street improvements and water and sewage fees.

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TABLE 4.12-2 CITY OF DALY CITY GENERAL PLAN POLICIES RELEVANT TO POLICE SERVICES

Policy Number	Policy
Policy SE-5.1	Maintain the City’s emergency readiness and response capabilities, especially regarding hazardous materials spills, natural gas pipeline ruptures, earthquakes, and flooding due to dam failure, peak storms, and like failure.
Policy SE-5.2	Continue to participate with San Mateo County’s Automatic and Mutual Aid Programs, Area/County Emergency Plan, and Operational Area Emergency Services Organization as a basis for community emergency preparedness.
Policy SE-5.3	Continue to analyze the significant seismic, geologic and community-wide hazards as part of the environmental review process; require that mitigation measures be made as conditions of project approval.
Policy SE-5.4	Utilize emergency evacuation routes as determined by the Police Department. The evacuation routes will follow the major roadways as set forth in the Circulation Element.
Policy SE-5.5	Promote awareness of the City’s emergency operations procedure; utilize media sources to inform residents.
Policy SE-5.6	Improve inter-jurisdictional, interagency cooperation with other public and private agencies for safety in future land use planning, hazard prevention and emergency response.
Policy SE-5.7	Support the adoption and full implementation of the Local Hazard Mitigation Plan (LHMP) which was adopted by the City Council on March 12, 2012, under resolution 12-33 and accepted by FEMA and posted by ABAG June 5, 2012.

Source: City of Daly City, Daly City 2030 General Plan, March 25, 2013.

4.12.2.2 EXISTING CONDITIONS

The Daly City Police Department (DCPD), the largest police department in San Mateo County, provides police protection services in Daly City. The Department offices are located at 333 90th Street, approximately 1 mile north of the project site. In 2011, the Department received 33,278 calls and the average response time for Priority One calls was 7 minutes.¹¹

The DCPD is structured into two Bureaus, including a Field Operations Bureau, and the Operations Support Bureau and represents San Mateo County’s largest police department with 111 sworn, and 43 non-sworn personnel.¹²

Field Operations Bureau

The Field Operations Bureau includes standard field operations divided into two divisions, Division A and Division B, a Bicycle Patrol Unit, a Canine Program, Gang Task Force, Police Cadet Program, and a Special Weapons and Tactics (SWAT) team.

¹¹ City of Daly City, 2012, City of Daly City General Plan Update Draft Environmental Impact Report, pages 3.11-2 to 3.11-3.

¹² City of Daly City, 2012, City of Daly City General Plan Update Draft Environmental Impact Report, page 3.11-2.

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Operations Support Bureau

The Operations Support Bureau includes an Investigations Division and a Technical Services Division. The Investigations Division includes Violent Crimes, Homicide Cold Cases, Robbery, Fraud, Sex Crimes, Property Crimes, Narcotics Task Force, and Gang Intelligence Unit. The Technical Services Division includes a Communications Unit, Records Unit, and Property and Evidence Unit.

4.12.2.3 STANDARDS OF SIGNIFICANCE

The Project would have a significant impact related to police protection services if:

1. In order to maintain acceptable service ratios, response times, or other performance objectives for police protection services, the Project would result in the provision of or need for new or physically altered police facilities, the construction or operation of which could cause significant environmental impacts.

4.12.2.4 IMPACT DISCUSSION

This section analyzes potential project-specific and cumulative impacts to police protection services.

PS-3	The Project would not result in the provision of or need for new or physically altered police facilities, the construction or operation of which could cause significant environmental impacts.
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A significant environmental impact would result if implementation of the Project would result in the need for the construction or operation of new or physically altered police facilities. Upon completion, the Project would not include any new residential units, but would include new and renovated commercial buildings. The Project would also result in an increase in visitors to the new and renovated retail locations, restaurants, offices, and hotel, as discussed more fully in Section 4.0 of this EIR. The increase in employees and visitors, may somewhat increase demands for police services. However, the DCPD has determined that buildout of the Project would not require the construction or expansion of DCPD.¹³ Therefore, a *less-than-significant* impact would occur.

Applicable Regulations:

- Daly City 2030 General Plan
- Daly City Municipal Code

Significance Before Mitigation: Less than significant.

¹³ Agustin, Julian, Sergeant, Daly City Police Department, Personal Communications with Travis Bradley, PlaceWorks, January 9, 2014.

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4.12.2.5 CUMULATIVE IMPACTS

PS-4 The Project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to police protection service.

The methodology used for the cumulative impact analysis is described in Chapter 4.0, Environmental Evaluation, of this Draft EIR. The cumulative setting for police protection services takes into account growth allowed by the Project, in combination with cumulative projects in Daly City (see Table 4-1). A significant cumulative environmental impact would result if this cumulative growth would exceed the ability of the DCPD to adequately serve its service area, thereby requiring construction of new facilities or modification of existing facilities.

The Project would not include residential uses nor would it induce substantial population growth in the City. Growth anticipated under the General Plan is expected to result in an additional 19,000 residents between 2010 and 2030.¹⁴ Given, that the Project would not include any new residential units, population growth associated with the Project is not expected to exceed growth projections in the General Plan. 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 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 to accommodate this anticipated growth.¹⁵ As such, growth allowed by the Project would not have any cumulative impact to police protection services beyond Daly City, and the DCPD has confirmed that new or physically altered facilities would not be needed to serve development allowed by the Project.¹⁶ Therefore, the Project would have a *less-than-significant* cumulative effect with respect to police protection services.

Applicable Regulations:

- Daly City 2030 General Plan

Significance Before Mitigation: Less than significant.

4.12.3 PARKS AND RECREATION

This section describes the regulatory framework and existing conditions, and the potential for environmental impacts related to parks and recreation.

¹⁴ City of Daly City, Daly City 2030 General Plan, page 45.

¹⁵ City of Daly City, Daly City 2030 General Plan Update Draft Environmental Impact Report, page 3.11-10.

¹⁶ Agustin, Julian, Sergeant, Daly City Police Department, Personal Communications with Travis Bradley with PlaceWorks, January 9, 2014.

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4.12.3.1 ENVIRONMENTAL SETTING

Regulatory Framework

State Regulations

The Quimby Act

Since the passage of the 1975 Quimby Act (California Government Code §66477), cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities.¹⁷ A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed. Cities with a high ratio of park space to inhabitants can set a standard of up to 5 acres per thousand persons for new development. Cities with a lower ratio can only require the provision of up to 3 acres of park space per thousand people. The calculation of a City's or park space to population ratio is based on a comparison of the population count of the last federal census to the amount of City-owned parkland.

Local Regulations

City of Daly City 2030 General Plan

The Resource Management Element of the 2030 General Plan includes policies regulating and encouraging park facilities throughout the City, as shown in Table 4.12-3.

TABLE 4.12-3 CITY OF DALY CITY 2030 GENERAL PLAN POLICIES RELEVANT TO PARKS AND RECREATION

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

Source: City of Daly City, Daly City 2030 General Plan, March 25, 2013.

¹⁷ Westrup, Laura, 2002, *Quimby Act 101: An Abbreviated Overview*, Sacramento: California Department of Parks and Recreation, <http://www.parks.ca.gov/pages/795/files/quimby101.pdf>.

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City of Daly City Municipal Code

Chapter 16.30, Parkland Dedications, of the Daly City Municipal Code states that at the time of approval of a tentative subdivision or parcel map, the City Council shall determine the land required for dedication or in-lieu fee payment as a condition of approval of a final subdivision or parcel map for the purposes of providing a community park or other space used for recreational purposes.

4.12.3.2 EXISTING CONDITIONS¹⁸

Parklands

The City of Daly City is comprised of 13 municipal parks and 12 tot lots, resulting in approximately 83 acres of developed public recreational park space. In addition to City parks, the San Bruno Mountain State and County Park provides an additional 2,063 acres of recreational open space east of the City's Hillside neighborhood. Although the San Bruno Mountain Park is comprised of State and County owned lands, it is managed by the San Mateo County Division of Parks and Recreation. Further, Thornton Beach State Park also provides an overlook near Highway 1 and at the end of John Daly Boulevard; however, this park has largely been inaccessible due to landslides.

The City also includes three private parks consisting of golf and country clubs located in the northwestern portion of the City. These private parks are the Lake Merced Golf and Country Club, and portions of the Olympic and San Francisco Golf and Country Clubs. These parks are reserved for member access only; therefore, are not open to the general public or residents of the City.

Recreational Facilities

The City has 6 recreational facilities dispersed throughout the City and although the City has approximately 0.26 acres of parkland per 100 dwelling units, it is below the State Recreation Commission standard of 2.6 acres of parkland per 100 dwelling units. Further, Daly City is comprised of 0.76 acres of parkland per 1,000 residents, which is below the National Park and Recreation Commission Standard of approximately 4 acres per 1,000 persons.

In order to meet the minimum standard, the City would need to provide several hundred acres of additional parkland. The City's Municipal code identifies a goal of 3 acres per 1,000 residents, which would mean the City would need to provide 15.8 acres of parkland to meet future need based on population.

Table 4.12-4 lists the parks and recreational facilities in the City. The closest park in the vicinity of the Project site is Gellert Park, located approximately 0.7 miles to the south.

¹⁸ City of Daly City, Daly City 2030 General Plan, pages 186 to 188.

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TABLE 4.12-4 DALY CITY PARKS AND RECREATIONAL FACILITIES

Park Name	Park Size (Acres)
Parks	
Arden Park	0.40
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	0.11
Camelot	0.37
Cameo	0.30
Canterbury	0.40
Hampshire	0.40
John Daly	0.18
Longview	0.30
Lycett	0.59

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TABLE 4.12-4 DALY CITY PARKS AND RECREATIONAL FACILITIES

Park Name	Park Size (Acres)
Mission Hills	0.68
Norwood	0.20
Polaris	0.20
Recreational Facilities	
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 – All Facilities	82.95

Source: City of Daly City, Daly City 2030 General Plan, Table RME-5, page 188.

4.12.3.3 STANDARDS OF SIGNIFICANCE

The Project would have a significant impact with regard to parks and recreation if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities, need for new or physically altered parks and recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives.
2. Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur, or be accelerated.
3. Include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

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4.12.3.4 IMPACT DISCUSSION

This section analyzes potential project-specific and cumulative impacts to parks and recreation.

PS-5 The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities in order to maintain the City's adopted ratio of parkland per thousand residents.

Daly City currently has 82.95 acres of parkland which includes parks, tot lots, and recreational facilities. In 2012 there was a population of 102,593,¹⁹ which makes for a ratio of parkland to population of 0.81 acres per 1000 residents. The Quimby Act requires at least 3 acres per 1000 residents in cities with lower ratios of parkland to population. The City currently has a parkland dedication standard of 3 acres per 1,000 residents as identified in the Chapter 16.30 of the Municipal Code.

As further discussed in Chapter 4.11, impact discussion POP-1, the Project includes no residential component, and would not directly bring any new residents to the City of Daly City, it potentially would bring some new employees and visitors. The Project would employ an estimated total of 985 employees at buildout. However, employees would be expected to utilize the parkland for mainly passive recreation, with minimal impacts to existing parkland. Therefore, potential impacts would be *less than significant*.

Applicable Regulations:

- Daly City Municipal Code

Significance Before Mitigation: Less than significant.

PS-6 The Project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur, or be accelerated.

The Project would not include residential uses nor would it induce substantial population growth in the City. The increase in commercial space does allow for the potential of increased daytime population that could utilize adjacent parklands. Although employees would be expected to utilize the parkland for mainly passive recreation, with minimal impacts to existing parkland, a relatively small increase in daytime population would occur. Additionally, it is reasonable to expect that new employees would be primarily from the existing labor pool (as opposed to new residents) and would not result in a substantial increase in park use. Moreover, Policy RME-12 of the Resource Management element of the General Plan recognizes the importance of encouraging access to an integrated system of park facilities throughout the city that are accessible to all age, social, and economic groups and all geographic areas of the City encouraging future development of park facilities in Daly City. Furthermore, Policy RME-14 would require the payment of a park in-lieu fee for the development of any future subdivisions to provide funding for the acquisition, improvement, maintenance, rehabilitation, or expansion of existing parkland or recreation facilities. Therefore, a *less-than-significant* impact would occur.

¹⁹ State of California, *Department of Finance, Report E-5 Estimates for City and County Population and Housing 2012, January 1, 2012.*

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Applicable Regulations:

- Daly City 2030 General Plan
- Daly City Municipal Code

Significance Before Mitigation: Less than significant.

PS-7 The Project would not include or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

The Project does not directly propose the construction or expansion of parks and recreational facilities in Daly City. Therefore, direct impacts would be less than significant. Development of parks and recreation facilities at other locations in the City would continue to be subject to development standards and separate environmental review. Therefore, implementation of the Project would have a *less-than-significant* impact.

Applicable Regulations:

- None

Significance Before Mitigation: Less than significant.

4.12.3.5 CUMULATIVE IMPACTS

PS-8 The Project, in combination with past, present, and reasonably foreseeable growth, would result in less than significant cumulative impacts with respect to parks and recreational facilities.

The area of cumulative effect for this analysis is the City limit of Daly City. A significant cumulative environmental impact would result if, in combination with reasonably foreseeable growth, development of the Project would cause substantial deterioration of existing neighborhood and regional parks, or require the construction of new or expanded parks and recreational facilities, the construction of which could result in adverse environmental impacts. The additional residents, and to a lesser degree the employees and visitors resulting from reasonably foreseeable future growth, would increase usage of parks and recreational facilities. Future projects that include new housing would be required to pay the associated park impact fee. Therefore, impacts on parks and recreational facilities would be *less than significant*.

Applicable Regulations:

- None

Significance Before Mitigation: Less than significant.

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4.12.4 SCHOOL SERVICES

4.12.4.1 ENVIRONMENTAL SETTING

Regulatory Framework

State Laws and Regulations

Senate Bill 50

Senate Bill 50 (funded by Proposition 1A, approved in 1998) limits the power of Cities and Counties to require mitigation of school facilities impacts as a condition of approving new development and provides instead for a standardized developer fee. SB 50 generally provides for a 50/50 State and local school facilities funding match. SB 50 also provides for three levels of statutory impact fees. The application level depends on whether State funding is available, whether the school district is eligible for State funding and whether the school district meets certain additional criteria involving bonding capacity, year round school and the percentage of moveable classrooms in use.

California Government Code, Section 65995 (b), and Education Code Section 17620

SB 50 adopted California Government Code Section 65995, which contains limitations on Education Code Section 17620, the statute which authorizes school districts to assess development fees within school district boundaries. Government Code Section 65995(b)(3) requires the maximum square footage assessment for development to be increased every two years, according to inflation adjustments. On January 27, 2010, the State Allocation Board (SAB) voted to keep the allowable amount of statutory school facilities fees (Level I School Fees) at \$2.97 per square foot of assessable space for residential development of 500 square feet or more, and to keep the amount of \$0.47 per square foot of chargeable covered and enclosed space for commercial/industrial development. School districts may levy higher fees if they apply to the SAB and meet certain conditions.²⁰

Mitigation Fee Act (California Government Code 66000-66008)

Enacted as AB 1600, the Mitigation Fee Act requires a local agency establishing, increasing, or imposing an impact fee as a condition of development to identify the purpose and use of the fee.²¹ The agency must also demonstrate a reasonable relationship between the fee and the purpose for which it is charged, and between the fee and the type of development project on which it is to be levied. The Act came into force on January 1, 1989.

²⁰ EdSource, Facilities Funding, http://www.edsource.org/iss_fin_sys_facilities.html, accessed August 8, 2013.

²¹ State of California Legislative Council, Official Legislative Information, Government Code Section 66000-66008, <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=66000-66008>, accessed on August 8, 2013.

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Local Regulations

City of Daly City Municipal Code

Chapter 16.28, Dedications, establish regulations for the dedication of land for schools. The chapter states that any developer who develops or completes development of one or more subdivisions in one or more school districts maintaining an elementary school within the City, shall be required to dedicate to the school district or districts land necessary for the purpose of constructing elementary schools as necessary to assure the residents of the subdivision maintain adequate public school service.

4.12.4.2 EXISTING CONDITIONS

The City of Daly City is served by five public school districts comprised of 15 elementary schools, four middle schools, and six high schools. The five districts are as follows:

- Jefferson Elementary School District serves K-8 students in the Daly City, except for the Bayshore, Southern Hills, and Serramonte neighborhood.
- Jefferson Union High School District serves grades 9-12 in all of Daly City, except for the Serramonte neighborhood.
- Bayshore Elementary School District provides K-8 services in the Bayshore Neighborhood, and is comprised of two schools.
- Brisbane Elementary School District serves K-8 students in the Southern Hills Neighborhood, and is comprised of three schools.
- Southern San Francisco Unified School District serves K-12 in the Serramonte Neighborhood south of Hickey Boulevard and is made up of 10 elementary schools, three middle schools, and three high schools.

Jefferson Elementary School District reported enrollment of 7,438 students throughout 15 elementary schools within its district during the 2011/2012 school year. In 2011-2012, 319 full-time teachers were employed, resulting in a student teacher ratio of 23.3 students per teacher on average.²² During the 2011/2012 school year, the Jefferson Union High School District had 4,969 students enrolled throughout 7 high schools district wide. Further, 211 teachers were employed at high schools throughout the district, representing a student to teacher ratio of 23:4.²³

²² Ed-Data, <http://dq.cde.ca.gov/dataquest/Enrollment/GradeEnr.aspx?cChoice=DistEnrGr2&cYear=2013-14&cSelect=4168924--Jefferson+Union+High&TheCounty=&cLevel=District&cTopic=Enrollment&myTimeFrame=S&cType=ALL&cGender=B>

²³ Ed-Data, <http://dq.cde.ca.gov/dataquest/Enrollment/GradeEnr.aspx?cChoice=DistEnrGr2&cYear=2013-14&cSelect=4168924--Jefferson+Union+High&TheCounty=&cLevel=District&cTopic=Enrollment&myTimeFrame=S&cType=ALL&cGender=B>

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4.12.4.3 STANDARDS OF SIGNIFICANCE

The Project would have a significant impact related to schools if:

1. In order to maintain acceptable service ratios or other performance objectives, the Project would result in a need for new or physically altered school facilities, the construction or operation of which could cause significant environmental impacts.

4.12.4.4 IMPACT DISCUSSION

This section analyzes potential project-specific and cumulative impacts to school services.

PS-9 The Project would not result in a need for new or physically altered school facilities, the construction or operation of which could cause significant environmental impacts.

The Project would have a significant environmental impact if construction would exceed the ability of local schools to adequately meet the area needs, thereby requiring construction of new facilities or modification of existing facilities. Typically, student generation rates (i.e. the estimated number of children anticipated with the building of new dwelling units) are associated with residential units. The Project proposes to renovate and construct new commercial units and does not include any residential units. Also, at full occupancy, the Project would include a total of 985 employees. It is reasonable to expect these employees would be primarily from the existing labor pool (as opposed to new residents) since there is an existing decline in the ratio of available jobs to residents that is projected to continue until approximately 2020.²⁴ Therefore, the Project would not require new or physically altered school facilities, and a *less-than-significant* impact would occur.

Applicable Regulations:

- None

Significance Before Mitigation: Less than significant.

4.12.4.5 CUMULATIVE IMPACTS

PS-10 The Project, in combination with past, present, and reasonably foreseeable growth, would result in less than significant cumulative impacts with respect to schools.

A significant cumulative environmental impact would result if, in combination with other reasonably foreseeable growth, buildout of the Project would exceed the capacity of local school districts to adequately serve their communities, thereby requiring the construction of new facilities or the expansion of existing ones. The Project may require additional public

²⁴ ABAG, *Bay Area Plan Projections 2013: Building Momentum*, Projections through 2035.

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school facilities to adequately serve the increase in residents indirectly induced by the increase in employment. However the Project, like all other subsequent development will be required to pay school impact fees prior to obtaining a building permit. Therefore, this impact will be *less than significant*.

Applicable Regulations:

- None

Significance Before Mitigation: Less than significant.

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