

4.15 PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.15.1 Environmental Setting

Fire Protection

The City is served by the North County Fire Authority (NCFA), a Joint Powers Authority that serves the cities of Brisbane, Daly City, and Pacifica. The NCFA has eight stations, five of which are located in the City. The station located closest to the project site is Station 93 at 464 Martin Street located approximately 0.2 mile west 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 more than 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 2017, the NCFA responded to more than 14,000 emergency and non-emergency incidents and achieved an overall 90 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 incidents, which met the goal set by the City of a 90 percent reflex time (NCFA 2017).

Police Protection

The City of Daly City Police Department (DCPD), the largest police department in San Mateo County, provides police protection services in the City. The DCPD offices are located at 333 90th Street. The DCPD is structured into two Bureaus, including a Field Operations Bureau and Operations Support Bureau. DCPD is San Mateo County's largest police department with 111 sworn, and 43 non-sworn personnel (City of Daly City 2012). 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. 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.

Schools

The City is served by 5 public school districts comprised of 15 elementary schools, 4 middle schools, and 6 high schools. The five districts are as follows:

- Jefferson Elementary School District serves K-8 students in the City, except for the Bayshore, Southern Hills, and Serramonte neighborhoods.
- Jefferson Union High School District serves grades 9-12 in all of the City, except for the Serramonte neighborhood.
- Bayshore Elementary School District provides K-8 services in the Bayshore Neighborhood and is comprised of one school (Garnet J. Robertson Intermediate School recently combined with Bayshore Elementary School).
- Brisbane Elementary School District serves K-8 students in the Southern Hills Neighborhood and is comprised of three schools.
- South San Francisco Unified School District serves K-12 in the Serramonte Neighborhood south of Hickey Boulevard.

Bayshore Elementary School District reported enrollment of 378 students at the Bayshore School with a total capacity for 568 students (Per Comms. Audra Pittman). This school would serve the project area. According to the California Department of Finance, overall school enrollment in San Mateo County is expected to increase by 783 students over the next decade, with approximately 70 students attributed to growth in the City (City of Daly City 2012, California Department of Finance 2018). The estimated growth rate of school-aged children between 2010 and 2030 is 0.8 percent (City of Daly City 2012).

Parks

The 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 southwest of the City's Bayshore 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. 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 and therefore are not open to the general public or residents of the City.

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

Other Facilities

The City of Daly City Public Library is a member of the Peninsula Library System, which offers four locations within the City. The design, inspection and maintenance of municipal parks in the City are the responsibility of the Public Works Department, while the programming of park activities and recreation services are the responsibility of the Department of Library and Recreation Services.

4.15.2 Previous Environmental Analysis

City of Daly City General Plan EIR Summary

Chapter 3.11 of the General Plan EIR evaluated the potential impacts of future development under the General Plan on various public services including fire, police, schools, and parks. The General Plan EIR identified potentially significant impacts on public services. However, policies contained in the proposed General Plan would reduce these potential impacts on public services to less than significant levels.

The following General Plan policies are applicable to the proposed project:

Policy SE-3.2: Provide for a 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 11-minute total reflex time for arrival of multiple companies to 90 percent of all structure fires.

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.

Plan Bay Area EIR Summary

The following summarizes the potential impacts related to public services discussed in Chapter 2.14 of the Plan Bay Area EIR and includes the complete text of mitigation measures previously identified by the Plan Bay Area EIR that are applicable to the proposed project.

Impact 2.14-1. Public Services. The Plan Bay Area EIR analyzed the potential impacts related to the need for expanding facilities to maintain adequate schools and emergency, police, fire, and park and recreation services, and determined that with the implementation of Mitigation Measure 2.14-1, the impact would be less than significant (Refer to Impact PUB-1 in Section 4.15.3, Project-Specific Analysis).

PBA EIR MM 2.14-1: Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include but are not limited to:

- *Prior to approval of new development projects, local agencies shall ensure that adequate public services, and related infrastructure and utilities, will be available to meet or satisfy levels identified in the applicable*

local general plan or service master plan, through compliance with existing local policies related to minimum levels of service for schools, police protection, fire protection, medical emergency services, and other government services (e.g., libraries, prisons, social services). Compliance may include requiring projects to either provide the additional services required to meet service levels, or pay fees towards the project's fair share portion of the required services pursuant to adopted fee programs and State law.

Impact 2.14-2: Park Facilities. The Plan Bay Area EIR analyzed the potential impacts related to increased use of existing parks or recreational facilities and determined that the impact would be less than significant. No mitigation measures were identified.

4.15.3 Project-Specific Analysis

Impact PUB-1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

Fire Protection?
Police Protection?
Schools?
Parks?
Other Public Facilities?

Impact Analysis

Fire Protection

Implementation of the proposed project could potentially induce population growth, as the proposed project would include a residential use, as well as require both a temporary construction and permanent operational workforce. While the proposed project's temporary and operation workforce requirements would not induce substantial population growth in the project area or region, the proposed project would include residential housing for low income families. As addressed in Section 2, Project Description, the facility would consist of up to 555 units and is estimated to house approximately 1,832 total residents (or 1,355 new residents). As such, by generating up to 1,355 new residents, the proposed project would likely result in more service calls to the NCFA. The other proposed non-residential land uses on the project site are also anticipated to result in more service calls as well; however, these uses are consistent with the current operation and nature of the project site. Additionally, the number and type of service calls are expected to be consistent with other residential uses located elsewhere in the City.

The project site is located within the service area of Fire Station Number 93, which is approximately 0.2 mile west of the project site. Although the NCFA is not currently meeting its primary response time objective, based on the relatively shorter distance to the project site, it is anticipated that NCFA would be able to respond to the site within the NCFA response goal without the need for new or expanded facilities. Given the infill nature of the proposed project and its location to existing stations, the proposed project would not indirectly result in future environmental impacts from construction or expansion of facilities as confirmed during consultation with NCFA (Per comms. Shane Lauderdale). In addition, the proposed project zoning is planned for within the General Plan, and this would not represent a substantial increase in unplanned population growth. However, the high number of service calls typically associated with low income housing facilities could still impact NCFA response times to other emergencies within its service area.

Generally, the risk of structural fires on the project site would be low, as the buildings, structures, and facilities developed on the project site would be constructed with newer, flame retardant building materials using modern construction methods. All structural improvements constructed on the site would comply with the standards contained in the current California Fire and Building Codes. In addition, the NCFB Fire Prevention Bureau would review the proposed project's development plans during the proposed project's planning and design phase and would inspect the project site during the construction phase to ensure that all new improvements meet state and local Building and Fire Code requirements. Further, once operational, the proposed project would be subject to the NCFB building inspection program, which would ensure compliance with applicable state and local standards, including requirements for emergency access. Finally, the project site is not located in a high-risk area for wildfires.

To help offset the construction of facilities, the procurement of equipment, and the hiring of additional personnel, the NCFB collects mandatory fees on new development projects, which would be implemented through Mitigation Measure PUB-1 (PBA EIR MM 2.14-1). As part of the proposed project's entitlement process, the proposed project would be responsible for paying its fair share of these impact fees required by the NCFB and Mitigation Measure PUB-1 (PBA EIR MM 2.14-1); therefore, the proposed project would have a less than significant impact on fire protection services with mitigation incorporated.

Police Protection

The proposed project would potentially induce population growth, as the proposed project would include a residential use, as well as require both a temporary construction and permanent operational workforce. While the proposed project's temporary and operational workforce requirements would not induce substantial population growth in the project area or region, the proposed project would include residential units for low income families and would generate approximately 1,355 new residents. In addition, the proposed project zoning is planned for within the General Plan, and this would not represent a substantial increase in unplanned population growth. As such, by generating up to 1,355 new residents, the proposed project would likely result in more service calls to the DCPD, although possibly not to the same extent as traditional single-family residential units. The other proposed non-residential land uses on the project site are also anticipated to result in more service calls; however, these uses are consistent with the current operation and nature of the project site. Additionally, the number and type of service calls are expected to be consistent with other commercial uses located elsewhere in the City.

The project site is already located within the DCPD's service area and is currently served by the Police Station located at 333 90th Street, approximately 3.3 miles southwest of the project site. DCPD's average response time for priority-one calls was 7 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 4 minutes, though the Department does not have a formally adopted response time standard (City of Daly City 2012). Given that the proposed project is promoting infill development along transit corridors in the City, this will lead to shorter response times; the existing project area is currently patrolled by the DCPD. Since the Department is already meeting its response time goal, DCPD would be capable of continuing to respond to the site within its established response time standard without the need for new or expanded facilities.

As part of proposed project approval, the DCPD would review and comment on the site plan as it relates to access and egress that are designed to enhance safety on the project site and reduce crime, and Mitigation Measure PUB-1 (PBA EIR MM 2.14-1) would ensure that, prior to the approval of the proposed project, sufficient police protection services would be available to meet or satisfy service level ratios, or payment of fees towards police protection services would be required. Therefore, impacts associated with DCPD facilities would be less than significant with mitigation incorporated.

Schools

The Bayshore School currently has an existing enrollment of approximately 378 students and can serve up to 568 students (Per Comms. Audra Pittman 2018). Based on the General Plan estimated growth rate of students of 0.8 percent between 2010 and 2030, even if the student population were to increase by 0.8 percent (presumably coming from the proposed project) that would equal approximately 39 additional students. These 39 students would not exceed the capacity of 190 additional students. Additionally, the proposed project would be required to pay statutory developer fees under SB 50 and as further required through Plan Bay Area Mitigation Measure 2.14-1. The payment of SB 50 impact fees is full mitigation for school facilities under CEQA, and levels of Applicant fee contribution are determined by the State Allocation Board and increase annually. Currently, SB 50 requires developers to pay \$2.97 per sf of new residential development. Therefore, because the proposed project would pay the required SB 50 developer fees, also required through Mitigation Measure 2.14-1, a less than significant impact with mitigation would occur regarding school facilities and services.

Additionally, the other proposed non-residential land uses on the project site are not anticipated to trigger a substantial increase in the school population because it is anticipated that the temporary and permanent employees required by the proposed project could come from the City and county without the need for relocation of employees and their families. Thus, the proposed project would not result in the construction of new or the expansion of existing school facilities.

Parks

The City's Municipal Code requires parkland dedication at a ratio of three acres per 1,000 residents. There are 13 municipal parks and 12 tot lots in the City, totaling 82.95 acres of developed public recreational space, which works out to only approximately 0.82 acre 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. The largest regional park near the project area is the John McLaren park which is located approximately 0.68-mile northwest. 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 would need to provide 15.8 acres of parkland to meet future need resulting from the additional population (without ameliorating existing deficiencies). The residential component of the proposed project would accommodate approximately 1,832 residents (1,355 new residents). To meet this demand, the General Plan policies have been adopted to ensure that adequate parks and recreational facilities are provided to accommodate the increase in new residents. During the proposed project's entitlement process, the Applicant would coordinate with the City regarding the collection of fees in accordance with AB 1600 prior to operation of the proposed project and occupancy of the facility. Because the proposed project would increase the number of residents in the area, increase the demand on park facilities, and temporarily remove the existing Bayshore Park from operation, a potentially significant impact would occur. Bayshore Park would be relocated within the proposed project area and is estimated to include up to 3.5 acres. According to the City's Comprehensive Biennial Operating and Capital Budget, the Bayshore Park Rehabilitation is included in the City's future capital improvement plans for redevelopment. Approximately \$500,000 in funds for the Park is included in this capital improvement plan in 2021, and \$2,000,000 in funds is included in 2022

(City of Daly City 2019). Thus, the funds for the rehabilitation of Bayshore Park are included in the City's planning documents, and the rehabilitation of the Park would likely be after construction of the residential portion of the proposed project is complete. However, even with the rehabilitation of Bayshore Park, the City's parkland dedication ratio would not be met, and the addition of approximately 1,355 new residents to the area would further increase the demand on parkland facilities in the area. To adhere to the City's code requirement, the Applicant would be required to pay in-lieu impact fees for the procurement and development of new parklands. Therefore, because Bayshore Park would be restored according to the City's capital improvement plan, with payment of in-lieu impact fees, impacts related to parkland ratios would be less than significant.

Other Public Facilities

The design, inspection and maintenance of municipal parks in the City are the responsibility of the City of 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. The Daly City Public Library is a member of the Peninsula Library System, which offers four locations within the City. The closest location is the Bayshore Branch located at 460 Martin Street, approximately 0.18 mile west of the project site. The proposed project's generation of approximately 1,355 new residents would not affect the City's ability to provide library space. Thus, the proposed project would not result in the construction of new library branches or the expansion of existing branches. Therefore, impacts associated with other public facilities such as public libraries would be less than significant.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measure PUB-1 (PBA EIR MM 2.14-1) is required.

Level of Significance After Mitigation

Less Than Significant Impact With Mitigation.

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