

4.16 RECREATION

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the Project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.16.1 Environmental Setting

The parklands of the City include 13 municipal parks and 12 tot lots, resulting in approximately 83 acres of developed public recreational park space. In addition to City parks, 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 San Bruno Mountain Park is state- and county-owned land, 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 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, they 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 2.60 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 4.00 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 3.0 acres per 1,000 residents, which would mean that the City would need to provide 15.8 acres of parkland to meet future needs, based on population growth.

4.16.2 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 recreational resources. The General Plan EIR identified potentially significant impacts on recreation. However, existing federal, state, and local laws, as well as policies contained in the proposed General Plan, would reduce potential impacts on recreational resources to less than significant levels.

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

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.

Plan Bay Area EIR Summary

Chapter 2.14 of the Plan Bay Area EIR discusses potential impacts on recreation resources. As discussed in the Plan Bay Area EIR, while land use development projects could increase demand on recreational services, land use and public parks development is managed at the local level. Projects would be required to comply with local General Plan elements, which regulate recreational resources. Therefore, the Plan Bay Area EIR determined impacts to recreational resources would be less than significant and no mitigation measures were identified.

4.16.3 Project-Specific Analysis

Impact REC-1 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?

Impact Analysis

The City's Municipal Code identifies a goal of 3.0 acres per 1,000 residents and is currently not meeting this goal. The proposed project's generation of up to 1,355 new residents would potentially further adversely affect the City's ability to maintain its parkland standard because these additional residents would require an additional 3.47 acres of parkland in order to meet the City's Municipal Code goal.

The proposed project would include onsite passive recreation and open space amenities for use by residents and tenants. These onsite amenities would include passive recreation areas, including pedestrian paths and sidewalks that would connect the project site to the City's sidewalk system. Approximately 26,404 sf of common open space would be dedicated to providing open outdoor space. The proposed project open space would consist of a mixture of outdoor dining areas, courtyards, gardens, exercise decks, and multi-use lawns, and play areas. These onsite recreational areas would help alleviate the strain on recreational resources and parklands within the City; however, even with these additional recreational and open space areas, the City's parkland standard would not be met. To meet the City's parkland standard, the General Plan policies have been adopted to ensure 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.

Further, the existing Bayshore Park would be relocated within the project area. As such, Bayshore Park would be temporarily taken out of service and would not be available to the public during park construction activities, thus further exacerbating the City's parkland goal of 3.0 acres per 1,000 residents. As discussed under Section 3.14, Public Services, 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 in 2021 and 2022, the exact timing of which will be adjusted based on the availability of the new Park location, but nevertheless is being planned for redevelopment after the residential portion of the proposed project is complete. Therefore, it is unlikely that

Bayshore Park would remain out of service for extended periods of time and would be restored to an existing public park in the area. This would be a temporary impact that would be resolved over time.

Therefore, with adherence to applicable City Codes and regulations, General Plan policies, and payment of in-lieu fees related to parklands, the proposed project impacts associated the physical deterioration of existing parks or other recreational facilities would be less than significant.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

Impact REC-2 Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Impact Analysis

The proposed project would include passive recreation and open space totaling approximately 26,404 sf of common areas in addition to the relocated Bayshore Park within the project site. These passive areas and open space would be accessible to onsite users, and Bayshore Park would continue to operate as a public park once redeveloped by the City. The potential environmental effects of the planning, construction, and operation of the proposed project, as a whole, including these recreational facilities, are being identified and evaluated as part of the SCEA. This SCEA addresses the potential adverse environmental impacts that could occur as a result of implementation of the proposed project, and where applicable and feasible, identifies recommended mitigation measures that would reduce impacts to acceptable levels of significance. No additional environmental effects would occur beyond those that have already been identified as part of this proposed project analysis, and no additional mitigation is required as a result of the proposed project's inclusion of passive recreational and open space areas on the project site. Therefore, impacts associated with adverse environmental impacts of recreational facilities would be less than significant.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

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