

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, April 11, 2011 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

Flag Presentation Commemorating the Centennial of the Mexican Revolution
(Video)

DMV/Donate Life California Month Proclamation

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

considered separately at the end of the Agenda.

Resolutions :

1. Amending Traffic Regulations to Install a 15-foot No Parking (Red) Zone on Each Side of the Hill Street Driveway for Sight Distance at City Toyota Service Driveway
2. Amendment #1 to Existing Professional Services Agreement with HydroFocus Inc. for Groundwater Modeling and Monitoring
3. Commending Carol Simmons on the Occasion of Her Retirement

END OF CONSENT AGENDA

PUBLIC HEARINGS:

4. Conduit Financing for the School House Station and Vista Grande Family Apartment Properties

Staff:

Zobell

Recommended Action:

Open/Close Hearing

Adopt Resolution

Roll Call

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

5. Council Committee
- A Council Committee Meetings, March 28 - April 10, 2011
6. City Council
7. Staff

ADJOURNMENT:



City Council Agenda Report

Item # _____

Meeting Date: April 11, 2011

Subject: Amend Traffic Regulations

Recommended Action

Recommend the City Council amend traffic regulations to install a 15-foot No Parking (Red) zone on each side of the Hill Street driveway for sight distance at City Toyota service driveway.

Background

On March 10, 2011, the City's Traffic Safety Committee met and reviewed various requests for traffic improvements, signage and pavement markings, and recommended to the City Manager amending the aforementioned traffic regulation.

Discussion

The red zones are recommended to improve the sight distance for vehicles exiting City Toyota's driveway on Hill Street. The additional red curb will have minimal impact to street parking in the neighborhood as there are few businesses and no residences on Hill Street. (TSR 11-40)

Fiscal Impact

The proposed signs and/or markings will be funded from the approved operating budget of the Public Works Department, Street Maintenance Division.

Summary/Conclusion

Recommend the City Council amend the traffic regulations to install a 15-foot red zone on each side of the Hill Street driveway for sight distance at City Toyota service driveway.

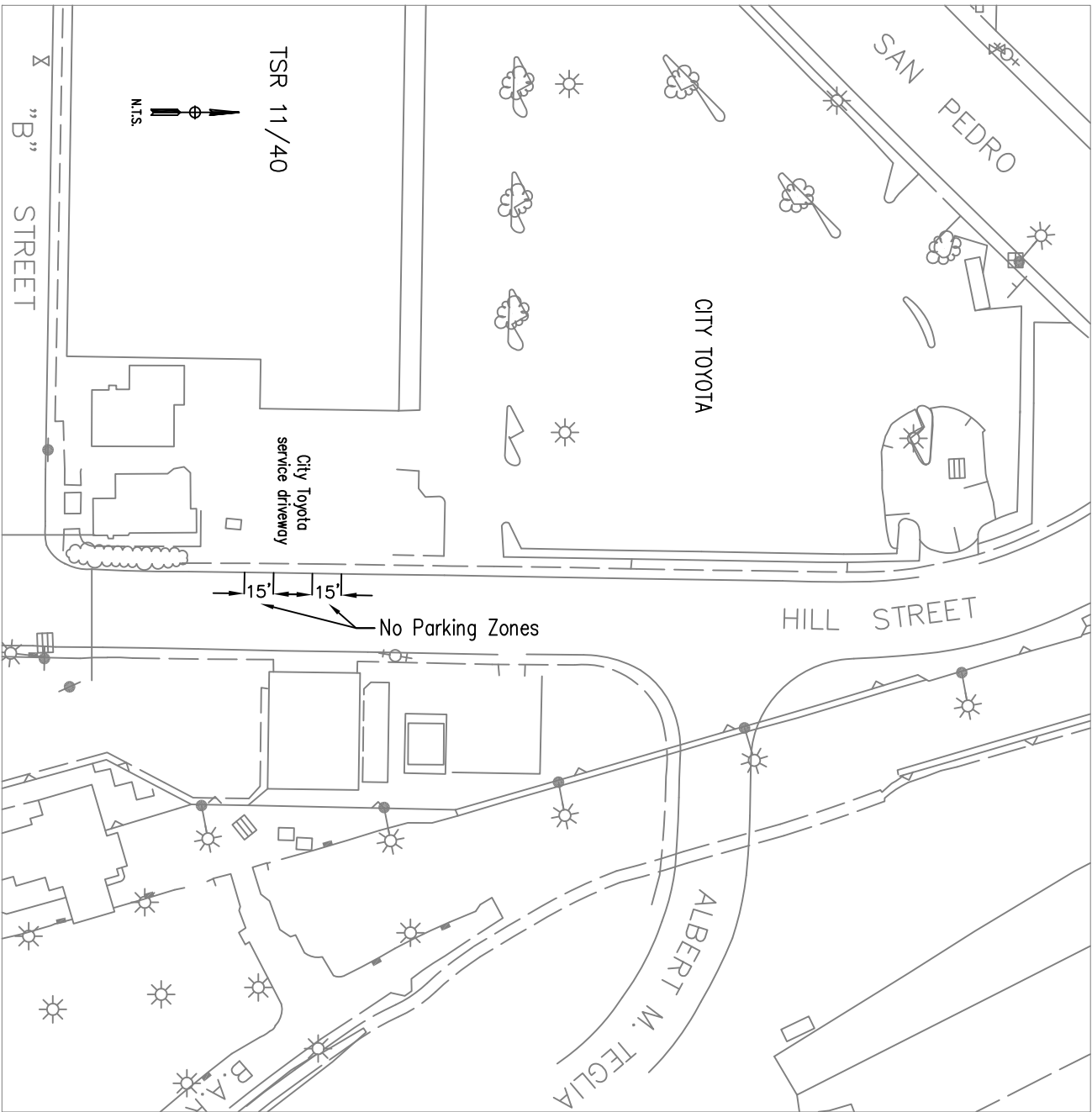
Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Shirley Chan
Traffic Engineer

John L. Fuller
Director of Public Works

Attachment: Traffic Improvements Location Map



THE CITY OF DALY CITY			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC IMPROVEMENTS			
HILL STREET			
DATE	DATE	APPROVED	CITY ENGINEER
SC	3/11		
DESIGNED	SCALE	SHEET NO.	TSR 11:40
SC	NTS	1 OF 1	
REVISION NO.			REVISION NUMBER



City Council Agenda Report

Item # _____

Meeting Date: April 11, 2011

Subject: Amendment #1 to Existing Professional Services Agreement with HydroFocus Inc. for Groundwater Modeling and Monitoring

Recommended Action

Authorize the City Manager to execute Amendment #1 to the existing Professional Services Agreement with HydroFocus, Inc. of Davis, CA in an amount not to exceed \$26,750.

Background

At its January 25, 2010 meeting, the City Council authorized the execution of a \$97,620 agreement with HydroFocus, Inc. That work effort resulted in the preparation, review and transmittal of updated Version 3.0 of the Westside Basin Groundwater Model to San Bruno, California Water Sewer and San Francisco on December 23, 2010.

Discussion

Daly City has been approached by the San Francisco Public Utilities Commission to specifically address concerns related to rainfall and surcharge within the northern portion of the Westside Basin. Toward that end, San Francisco would reimburse Daly City for all costs associated with the amended work scope that has been reviewed with HydroFocus, Inc.

The amended scope of work would analyze suggested improvements to existing rainfall contour maps to recalibrate anticipated recharge of the Westside Basin Aquifer. The work scope involves recalibration of points with the northern portion of the basin at Lake Merced Pump Station, and southern portion at San Francisco International Airport. Calibration of these points are useful in determining the accuracy recharge rates with the basin.

Fiscal Impact

Total proposed cost is not to exceed \$26,750 and sufficient funds are available with Water Fund Capital 41-385-710 Westside Basin Aquifer Modeling (\$25,468) augmented by project saving in 41-385-617 Street Resurfacing in the amount of \$1,282 to front the costs in advance of San Francisco's reimbursement.

Summary/Conclusion

Staff is available to answer any questions by the Mayor and Members of the City Council.

Respectfully submitted,

Patrick Sweetland

Director of Water and Wastewater Resources

RESOLUTION NO: _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
COMMENDING CAROL SIMMONS ON THE OCCASION OF HER RETIREMENT**

WHEREAS, CAROL SIMMONS will retire as Director of the Daly City Public Library on April 22, 2011, after ten years of faithful and dedicated service to the City of Daly City and our residents; and

WHEREAS, Ms. Simmons began her distinguished career when she joined the Daly City Public Library as Assistant Library Director on April 2, 2001, and was promoted to Library Director on July 19, 2003, and subsequently managed the construction of the new Bayshore Library, which opened on February 4, 2006 in a new community facility shared by Daly City Parks and Recreation Department and Boys and Girls Club; and

WHEREAS, less than two years after opening the Bayshore Library, Carol oversaw the construction of the new John Daly Library at the War Memorial Community Center, which opened on November 11, 2007; and

WHEREAS, Carol and Library staff received the City Manager's Award for Program Excellence for 2007 and 2008 for her leadership in the development of collaborative community partnerships to facilitate the design and relocation of library collections and the successful opening of the new Bayshore and John Daly libraries; and

WHEREAS, her service to the community extended well beyond the Daly City Library, as Carol served on the Public Library Association Board of Directors from 2002 to 2005; as an Executive Board Member in 2004 and 2005; as the Chair of the Conference Program Committee in 2007 and 2008; and as Chair of the Annual Conference Program Subcommittee in 2009 and 2010, in addition to her service as a member and chair of the Peninsula Library System's Administrative Council; and

WHEREAS, Carol also served as a member of the Seton Medical Center Advisory Committee from 2004 to 2011, the BayNet Board of Directors from 2005 to 2007, including as Vice President in 2007, and as an active member of the Daly City-Colma Rotary Club from 2001 to 2007, including service as the Chair of the Community Services Committee; and

WHEREAS, among her many accomplishments, Carol oversaw the implementation of the first-ever Daly City Public Library Adult Summer Reading Program in 2009, and obtained grant funding for global languages, additional services to baby boomers, and online tutoring as well as multiple grants from local foundations to enhance youth programming; and

WHEREAS, Carol supported the Daly City Library Board of Trustees in engaging the community and assisting in the Library's outreach efforts.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Daly City that it does hereby commend Carol Simmons for her numerous contributions to the Daly City Public Library and the residents of our community. And further, the City Council recognizes the value of Carol's efforts to insure the broadest possible access to library materials and other resources to foster literacy in our diverse community.

BE IT FURTHER RESOLVED that, the City Council extends best wishes to Carol on the occasion of her retirement and expresses hope that she enjoys many satisfying and fulfilling years ahead.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting hereof held on the 11th day of April, 2011, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers:_____

NOES, Councilmembers:_____

ABSENT: Councilmembers:_____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Agenda Report

Item # _____

Meeting Date: April 11, 2011

Subject: Conduit Financing for the School House Station and Vista Grande Family Apartment Properties

Recommended Action

- 1) Conduct a Tax Equity and Fiscal Responsibility Act ("TEFRA") public hearing regarding the issuance of up to \$11,000,000 of tax-exempt conduit bonds to finance the acquisition and rehabilitation of School House Station (99 School Street) and Vista Grande Family Apartments (6730 Mission Street).
- 2) Adopt the resolution to approve the issuance of Bonds for the financing of the Project by the California Municipal Finance Agency (CMFA).

Background

School House Station, a 47-unit building built in 1997 and Vista Grande Family Apartments, a 24-unit building built in 1996, were built by Mercy Housing California ("MHC") and have been integral to MHC's property portfolio in the Daly City area. School House Station, located at 99 School Street and Vista Grande located at 6370 Mission Street are three-story wood frame structures over concrete podium slabs that house commercial spaces. The combined waitlist for both properties contains over 90 households.

Both buildings are located in an environment that experiences heavy fog and high humidity. As a result the buildings have deteriorated such that the quality of life of the residents is in jeopardy. There has been extensive damage to the cement plaster walls, windows and doors at some of the residential units. Water proofing is also needed.

Although there is a commercial component to each of the apartment complexes, only the apartments will be rehabbed and included in the financing. These properties house 69 families that are in need of affordable housing. The properties offer safe, comfortable and affordable homes and help the City meet its affordable housing goals.

MHC wishes to utilize tax-exempt bond funds to finance the needed rehabilitation of School House Station and Vista Grande Family Apartments and intends to work with the California Municipal Finance Authority (CMFA) as the municipal issuer of the Bonds in an aggregate principal amount not to exceed \$11,000,000. The proceeds of the Bonds will be used to finance the acquisition and rehabilitation of School House Station and Vista Grand Family Apartments. The amount of Bonds being issued for the School House Station shall not exceed \$9,000,000 and the amount of Bonds issued for Vista Grande shall not exceed \$6,000,000, provided that in no event shall the total amount of Bonds issued exceed \$11,000,000.

City Council Agenda Report

**Subject: Conduit Financing for the School House Station and Vista Grande Family
Apartment Properties**

Meeting Date: April 11, 2011

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The owner of the Project is expected to be a limited partnership or a limited liability company to be established by Mercy Housing California, or an affiliate thereof. A portion of the units in the Project will be occupied by persons or families of lower or very low income.

In order for all or a portion of the Bonds to qualify as tax-exempt, the City of Daly City must conduct a public hearing (the “TEFRA Hearing”) providing for the members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, an “applicable elected representative” of the governmental unit hosting the Project must provide its approval of the issuance of the Bonds for the financing of the Project.

CALIFORNIA MUNICIPAL FINANCE AUTHORITY:

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 100 municipalities including the City of Daly City have become members of CMFA.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA’s representatives and its Board of Directors have considerable experience in bond financings.

The Joint Exercise of Powers Agreement provides that the CMFA is a public entity, separate and apart from each member executing such agreement. The debts, liabilities and obligations of the CMFA do not constitute debts, liabilities or obligations of the members executing such agreement.

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

There are no costs associated with membership in the CMFA and the City will in no way become exposed to any financial liability by reason of its membership in the CMFA. In addition, participation by the City in the CMFA will not impact the City’s appropriations limits and will not constitute any type of indebtedness by the City. Outside of holding the TEFRA hearing and adopting the required resolution, no other participation or activity of the City or the City Council with respect to the issuance of the Bonds will be required.

City Council Agenda Report

**Subject: Conduit Financing for the School House Station and Vista Grande Family
Apartment Properties**

Meeting Date: April 11, 2011

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Fiscal Impact

The Board of Directors of the California Foundation for Stronger Communities, a California non-profit public benefit corporation (the "Foundation"), acts as the Board of Directors for the CMFA. Through its conduit issuance activities, the CMFA shares a portion of the issuance fees it receives with its member communities and donates a portion of these issuance fees to the Foundation for the support of local charities. With respect to the City of Daly City, it is expected that 25% of the issuance fee (approximately \$6,500) will be granted by the CMFA to the General Fund of the City. Such grant may be used for any lawful purpose of the City. The Borrower will be the beneficiary of the CMFA's charitable donation through a 25% reduction in issuance fees.

Summary/Conclusion

In light of the foregoing, and in order to support Mercy Housing California, staff recommends that the City conduct the TEFRA Hearing and adopt the resolution in favor of the issuance of the Bonds by the CMFA.

Staff is available to provide any additional information desired by the Mayor or City Council Members.

Respectfully submitted,



Betsy ZoBell
Housing and Community Development Supervisor



Richard N. Berger
Director of E&CD



City Council Agenda Report

Item # _____

Meeting Date: April 11, 2011

To: Honorable City Council
From: Anna Mostella, City Manager's Office
Date: April 4, 2011
Subject: Council Committee Meetings, March 28 – April 10, 2011

Date of Meeting:

Meeting:

In Attendance:

March 29, 2011

Design Review Permit DR-1-11-3290
88 Hillside (formerly Landmark)
6501 Mission Street

Carol L. Klatt
Michael P. Guingona
Patricia E. Martel
Rich Berger
Peter Pirnejad
Tatum Mothershead

March 31, 2011

General Plan Steering Committee
Meeting

Carol L. Klatt
Patricia E. Martel
Rich Berger
Tatum Mothershead
Mike Van Lonkhuysen

April 6, 2011

Centennial Committee

Carol L. Klatt
Sal Torres
Patricia E. Martel
Joseph Curran

/am

cc: Rich Berger, ECD Director
Peter Pirnejad, ECD Asst. Director
Tatum Mothershead, Planning Manager
Mike Van Lonkhuysen, Senior Planner

DALY CITY INTER-OFFICE MEMORANDUM

DESIGN REVIEW COMMITTEE

DATE: March 29, 2011

TO: Council Design Review Committee
Carol Klatt, Mayor
Michael Guingona, Vice Mayor

FROM: Tatum Mothershead, Planning Manager

SUBJECT: Design Review Permit DR-1-11-3297: 88 Hillside (formerly Landmark)
6501 Mission Street

RECOMMENDATION

Approve Design Review Permit subject to the findings and conditions in this report.

PROPOSAL

The applicant, Jim Purvis on behalf of Oliver McMillan, has submitted a proposal for modifications to the exterior of 88 Hillside, formerly known as Landmark Plaza. The approved planned development is a mixed-use development that includes a total of 95 condominium units, 26,820 square feet of retail space, and 74,270 square feet of office use to be built in two phases. This application is for exterior changes to the first phase which includes 17,050 square feet of retail space, 95 residential condominiums, and the parking garage.

The Design Review Permit consists of an evaluation of the following:

- Removal of Mansard Roof
- Building Colors
- New Awnings

DESIGN REVIEW EVALUATION

Building Materials and Colors

The applicant is proposing to remove the light green seamed-metal mansard roof, which is a significant architectural element throughout the project. In the short time the roof has been installed, there has been a notable accumulation of rust on the structure, particularly around the bolts and fasteners. There is some concern that the poor installation could lead to future water damage of the building.

The stucco walls under the roof element are finished with exterior grade finishes. The new roofline would be flat, but would have a lighter, cleaner appearance that will fit in with the modern Asian design aesthetic that will be carried into the interiors of the common areas of the development. The base of the building will now, in contrast to the current design, have an even

stronger presence because it will not be competing with the more conspicuous mansard roof element. (See Attachment A – Mission Street Elevation)

The existing buildings along the Mission Street frontage have vertical articulation which will be emphasized with an eight color paint scheme. The applicant has submitted a color palette that includes a complementary array of cooler brown, beige and gray shades. (See Attachment B– Color Palette) A detailed paint schematic has been prepared that indicates where the paint colors will be applied (See Attachment C – Exterior Paint Scheme).

The Hillside elevation is only two stories and, as a result, there was less opportunity for the vertical articulation that was achieved on the Mission Street elevations. Similarly, the Hillside elevation does not benefit from the horizontal articulation provided by the commercial arcade that is also along the Mission Street frontage. The removal of the mansard roof could leave that elevation with a very boxy appearance. The applicant has submitted an awning design to add dimension and visual interest. The proposed metal awning would be installed over the windows facing Hillside Avenue and is perforated so that it will not create excessive shade for the interiors of the units. (See Attachments D and E – Hillside Elevations and Awning Design). Additionally, the new color palette will be applied to this elevation, adding further visual interest.

FINDINGS:

Staff finds that the proposed Design Review Permit, DR-1-11-3297, as conditioned, is in accordance with Section 17.45, Design Review, of the Daly City Municipal Code. Approval of the design review application, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site, architecture, and landscape considerations have been incorporated to insure compatibility with adjacent buildings and to provide an attractive environment. These findings are based in part on the following:

1. The project, including the site, building, design and improvements, as conditioned, is consistent with the design criteria specified in the Planned Development Standards for Planned Development PD-59.
2. The project is consistent with Categorical Exemption 15301 (a), Existing Facilities, of the California Environmental Quality Act (CEQA)
3. Plans submitted for construction of the proposed improvements for DR-1-11-3297 will be required to be consistent with project details and plans approved by the Design Review Committee, except that minor changes may be approved by the Planning Division.

CONDITIONS OF APPROVAL

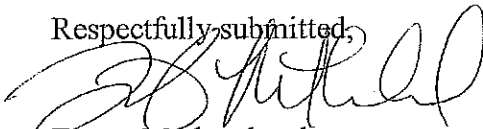
General

1. Plans submitted for the construction of all improvements shall be consistent with plans and project details for Design Review Permit (DR-1-11-3297) as approved by the Daly City Council Design Review Committee. Modifications required for minor design and location changes may be approved by the Planning Division. Major changes will require review and approval by the Design Review Committee.
2. Building permits shall be obtained from the Daly City Building Division prior to project construction.
3. The applicant shall file a Declaration of Acceptance of the conditions of approval with the Planning Division within 30 days of Design Review Committee approval.
4. If building permits have not been issued within one year of Design Review Committee approval, the Design Review application shall expire.
5. Materials used shall be of high quality and have weather resistant finish.
6. Conditions of Planned Development PD-59 are included by reference.

STAFF RECOMMENDATION

Staff recommends the Design Review Committee approve Design Review DR-1-11-3297, subject to the findings and conditions in this report.

Respectfully submitted,



Tatum Mothershead
Planning Manager

Attachments

Attachment A – Mission Street Elevation
Attachment B – Color Palette
Attachment C – Exterior Paint Scheme
Attachments D – Hillside Elevations
Attachments E – Awning Design



General Plan Steering Committee
MEETING AGENDA FOR MARCH 31, 2011

NOTICE OF COMMITTEE MEETING

Thursday, March 31, 2011 – 6:00 p.m.
Administrative Conference Room – Third Floor
333 90th Street, Daly City

AGENDA

- A. Roll Call**
- B. Communications and Announcements**
- C. New Business**
 - 1. Review of Draft Resource Management Element (DRME):** *This item is a review of the Draft Resource Management Element, which guides the long-term preservation of parcels or areas that are unimproved and devoted to open space use and provides direction regarding the conservation, development, and use of natural resources. The element also identifies broad policies concerning City recreational facilities.*
- D. Other Business Items**
- E. Adjournment**

The General Plan Steering Committee is a public meeting at which the committee engages in a work study session. No decisions can be made at this meeting other than to request additional information or to move a matter to a Regular City Council Meeting. The public is encouraged to attend these meetings and receive the presentations.



General Plan Steering Committee Meeting Staff Report

MEETING DATE: March 31, 2011

SUBJECT: REVIEW OF DRAFT RESOURCE MANAGEMENT ELEMENT

FROM: DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

PRESENTATION BY: MICHAEL VANLONKHUYSEN, SENIOR PLANNER

RECOMMENDATION

Staff recommends that the Steering Committee review the Draft Resource Management Element (DRME) and be prepared to provide staff with comments, questions, or concerns at the Steering Committee meeting.

BACKGROUND

State law requires that general plans include both open space and conservation elements. While the open space element guides the long-term preservation of parcels or areas that are unimproved and devoted to open space use, the conservation element provides direction regarding the conservation, development, and use of natural resources. Because of overlapping State requirements pertaining to these two elements and the inter-relationship of issues within each, the Daly City General Plan combines the elements into a single Resource Management Element. State law permits the consolidation of elements when doing so will avoid redundancy, more easily achieve internal consistency, and effectively group together related goals, objectives, and policies for easier reference.

In addition to open space and conservation issues, the existing Resource Management Element provides background and broad policy direction for improving and maintaining recreational opportunities in Daly City.

DISCUSSION

The existing Resource Management Element was adopted by the City Council in 1989. Although there has been little physical expansion of the city since that time, Daly City's population has grown considerably and is expected to do the same over the next twenty years. This population growth places considerable pressure on the City to ensure that abundant resources, most notably water, are available to accommodate future residents, while at the same time ensuring the future development does not further degrade the natural environment (e.g., air quality, visual resources, etc.).

With these concepts in mind, the policies contained within the DRME seek to provide a balance between the realities of population growth and state and federal regulatory mandates concerning environmental protection. In addition, the element addresses the increasing need for additional recreational opportunities for existing and future residents.

Although the element's policy concepts will be discussed in depth at the Steering Committee meeting, the following is a summary of the significant policies, tasks, and programs identified in the DRME:

Water Resources

- The development of mechanisms that would allow permanent retrofits for fixtures requiring replacement under the City's existing Indoor Water Use Efficiency Ordinance (see Task RME-1.2 on page RME-15).
- The requirement that the City develop a capital plan to retrofit inefficient plumbing fixtures at existing City facilities by 2012 and complete all retrofits by 2018 (see Task RME-1.3 on page RME-15).
- The examination of a turf buy back program offered to owners of residential properties who voluntarily replace water intensive landscape with landscaping that meets predefined water efficiency standards (see Task RME-2.2 on page RME-15).
- A requirement for certain developers of projects creating significant water demand to provide a water supply analysis for the project (see Task RME-4.1 on page RME-15) as a way to ensure long-term water availability for their projects.

Air Resources

- For development proposals (including tenant improvements) that are potential sources of objectionable smoke and odor, the requirement of an analysis of smoke and odor impacts and the potential provision of smoke and odor minimization and control measures as mitigation (see Task RME-6.1 on page RME-16).
- The development of an Environmentally Preferable Purchasing Policy which requires City employees to consider the environmental attributes along with traditional purchasing factors such as performance, safety, price and local availability, when making purchasing decisions (see Task RME-7.1 on page RME-16, already required by City's Climate Action Plan).
- The compilation of a master fleet replacement schedule which identifies vehicles in need of replacement (including heavy-duty and off-road vehicles) and offers suggestions for the most environmentally friendly replacement (see Task RME-7.2 on page RME-16, already required by City's Climate Action Plan).
- The construction of all new City facilities at a Leadership in Energy and Environmental Design Gold standard (see Task RME-7.3 on page RME-17, already required by City's Climate Action Plan).

Stormwater

- The requirement that all new development comply with the City's Municipal Regional Stormwater Permit by incorporating controls that reduce water quality impacts over the life of the project in way that is both technically and economically feasible, and reduces pollutants in stormwater discharges to the maximum extent practicable (see Policy RME-8 on page RME-17).
- A provision to amend the Zoning Ordinance to provide flexibility in development regulations in instances where the City determines that, in the review of a development proposal, a stormwater regulation will effectively decrease the number of units allowable within a parcel identified in Table HE-27 (see Task RME-9.3 on page RME-18).

Open Space

- A review and potential amendment of the City's existing park in-lieu fee payment program to assure that the formula the City uses to determine park in-lieu fee payment is standardized and therefore equitable among all residential uses, including rental housing (see Task RME-13.1 on page RME-18). This task repeats the same task identified in the Draft Land Use Element (Task LU-4.4C) previously reviewed by the Steering Committee.
- A prioritization of 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 Policy RME-14 on page RME-18). This task coincides with a broader program in the DRME which requires the City to prepare a new Parks and Recreation Analysis and Master Plan to address existing and future opportunities for parks and recreational services in Daly City. A more detailed description of the plan is provided in the discussion of Program RME-3 on page RME-23.
- Explore long-term funding mechanisms to construct passive recreational improvements in the Mussel Rock area and explore potential grant funding from outside sources such as the National Park Service for recreational improvements (see Policy RME-16 and Task RME-16.1, both on page RME-19, respectively).

Visual Resources

- Amendments to the Zoning Ordinance requiring, as a part of a complete development application for projects over a certain size located in the Resource Protection (RP) Zone, that an analysis be included which evaluates potential visual impacts caused by the proposed development (see Task RME-17.1 on page RME-19).

Vegetation and Wildlife

- The requirement for a biological assessment as part of any development application that has the potential to affect flora and fauna that are protected by State and/or federal regulation, as determined by the City (see Task RME-19.1 on page RME-20).

- Consideration of amendments to the Municipal Code that would protect live, growing trees within the public right-of-way and on private property (which were required as a condition of development approval) that do not pose an imminent threat to the public safety (see Tasks RME-20.1 and 20.2 on page RME-20).

In addition to the above policies and tasks, the DRME identifies the preparation of a Local Thresholds of Significance Policy. The California Environmental Quality Act (CEQA) authorizes local governments to adopt their own objectives, criteria, and procedures for the evaluation of projects subject to CEQA. This program takes advantage of this provision and would allow the City develop a policy document establishing quantitative or qualitative standards used to determine when non-exempt discretionary projects will likely have significant environmental impacts. The document would serve as an analytical tool used to make consistent determinations of significance and would aid greatly in staff and consultant preparations of initial studies. The preparation of the policy is discussed in further detail in the program section of DRME on page RME-1.

PUBLIC COMMENT LETTER

The City has received a comment letter regarding the Open Space Element, i.e., Resource Management Element, from San Bruno Mountain Watch (see Attachment B). The letter suggests that the City seek to provide additional access points to San Bruno Mountain and that an area northeast of Hillside Park be preserved as open space. This area is zoned R-1 Single Family Residential District and owned in part by the City of Daly City and by private individuals.

At the present time, the City has no plan to expand its land ownership in this area, nor does the City staff support rezoning the property to the OS Open Space District. Also, there appears to be little potential for a trail connecting Hillside Park to San Bruno Mountain State Park to the east due largely to the steep terrain associated with such a trail alignment and the significant amounts of private property that exists between the two parks.

Should the Committee desire to do so, staff is willing to discuss the comment letter in further detail at the Steering Committee meeting.

NEXT STEPS

After the Steering Committee meeting concerning the DRME, staff will incorporate appropriate changes to the element and introduce the element together with other elements for City Council adoption.

ATTACHMENT

Attachment A – Draft Resource Management Element
Attachment B – Letter from San Bruno Mountain Watch

City of Daly City
Draft Resource Management Element

INTRODUCTION

Scope and Role of the Resource Management Element

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

State Planning Law

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

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

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

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

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

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

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

BACKGROUND INFORMATION

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

Natural resources are defined as:

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

Cultural resources are defined as:

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

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

Water Resources

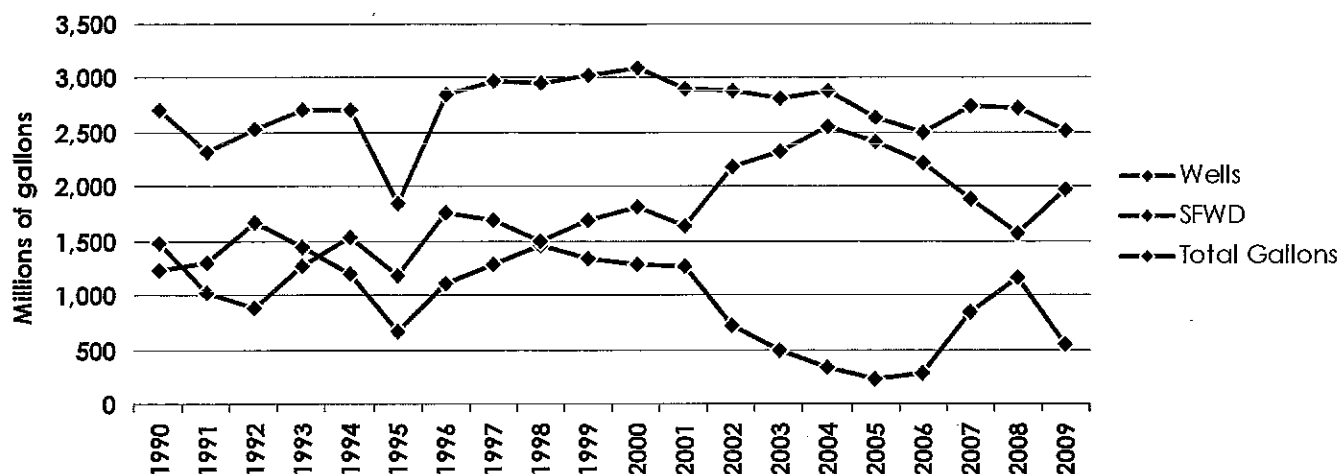
Up until the 1970s, most people viewed water as an unlimited resource. Since that time, supply shortages caused by declining rainfall levels and increasing demand for water, have resulted in mandatory conservation practices. In Daly City, water is used for many different purposes including domestic,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

Existing Supply and Future Demand

Daly City receives its water supply from two sources: groundwater from city wells and surface water purchased from the San Francisco Water Department (SFWD). Groundwater wells furnish the city with a constant water supply, while surface water is purchased in variable amounts to meet fluctuating demands. The City currently operates nine wells capable of producing approximately four million gallons per day. Water from both sources is blended, pumped to concrete or steel ground-level storage reservoirs, and finally distributed throughout the City by a grid system of approximately 190 miles of primary water mains. The total amount of water which is distributed annually is often measured in million gallons and is referred to as Total Annual Production. In 2009, total water production in Daly City equalled approximately 2.5 billion gallons, with approximately 22 percent of the water being groundwater and the remaining 78 percent being purchased from the SFWD.

Figure RPE-1 compares the amount of water purchased from SFWD to the amount of water pumped (groundwater) by the City during the period between 1990 and 2009. The figure indicates that the City has become increasingly dependent on purchased water as the amount of water purchased has increased 30 percent over this twenty year period.

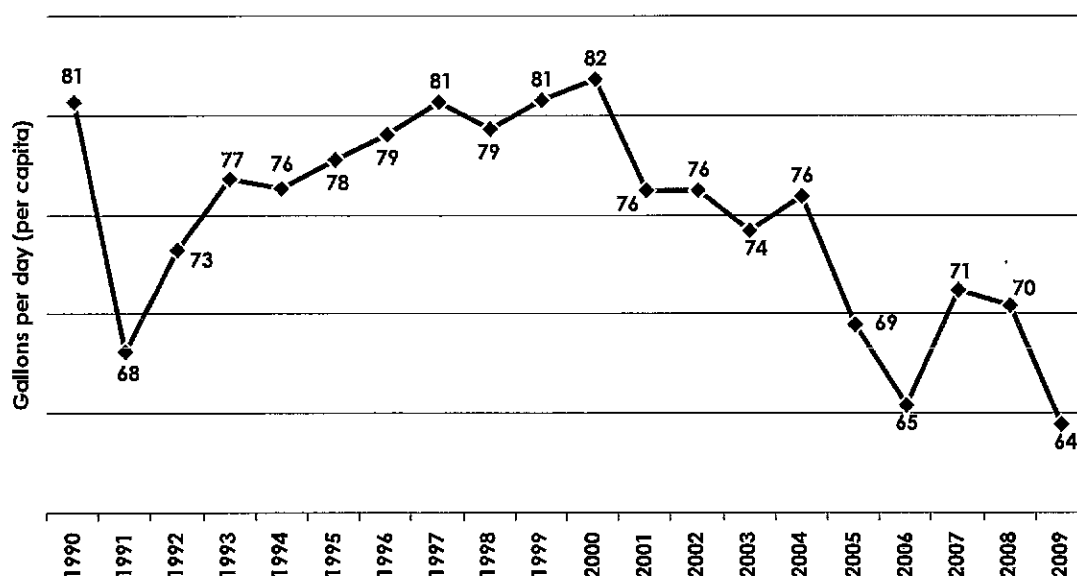
Figure RPE -1: Daly City Water Supply 1990 to 2009



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

Water demand is often measured in terms of gallons per capita per day, and is referred to as *per capita demand*. Per capita demand is defined as the amount of water used per person over a period of time, usually a year. Figure RPE-2 identifies the historical per capita water demand in Daly City between the years 1990 and 2009. As shown in the figure, per capita demand has generally decreased over the past decade and is now at approximately 64 gallons per day per person, down sharply from the 96 per capita gpcd measured throughout much of the 1970s and 1980s.

Figure RPE -X: Per Capita Water Demand 1990 - 2010



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

Daly City's per capita demand figures are considered extremely low for an urban area. Several factors contribute to this, including the City's cool climate, a dense development pattern that results in small lot sizes and minimal landscaping, and the small amount of industrial and commercial water use. Of these factors, changes in commercial and industrial water use would have the greatest effect on average per capita use because they alter overall system demand but do not affect population.

Future Demand

According to the Association of Bay Area Governments, Daly City's population will increase to about 130,000 people by the year 2030. This increase roughly correlates to about an additional 1,000 people per year between 2010 and 2030, an increase which is generally consistent with population gains measured in Daly City over the past several decades.

To accurately estimate the total amount of water needed to accommodate this population gain, it is important to understand how population growth will occur and what the water consumption habits of future residents will be. In the future, it is likely that most new residents will either live in higher density housing, a second unit, or within an existing home shared with other individuals.

Many of these residents will be more likely to live in denser housing developments that in fact consume less water than is associated with other types of residential development. As identified in the Housing Element, the population growth and housing construction are disproportionate to each other, meaning that population increase has occurred despite the fact the relatively few dwelling units were constructed. These reasons for this are complicated and relate essentially to a very tight housing market, as evidenced by the fact that Daly City has one of the lowest housing vacancy rates in California.

Current Water Supply

[Staff is still collecting information for this section and will therefore provide language and data for this section at a subsequent Steering Committee meeting]

Water Quality

There have been occurrences where aquifer water has exceeded the California State Department of Health Services limits for nitrate levels. Overall water quality in Daly City is good, however, since well water from different wells is both blended together and with purchased water to meet state health requirements. Since the City will continue to increasingly rely on purchased water from San Francisco, due to anticipated decreases in aquifer levels, it is expected that overall water quality will remain good.

Air Resources

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

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

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

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

Regulating Air Quality

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

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

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

Air Pollutants

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

Ozone (O₃) is a gas composed of three oxygen atoms and is not usually emitted directly into the air, but at ground-level is created by a chemical reaction between oxides of nitrogen (NO_x) and volatile organic compounds (VOC) in the presence of sunlight. Ozone has the same chemical structure whether it occurs miles above the earth or at ground-level and can be "good" or "bad," depending on its location in the atmosphere. In the earth's lower atmosphere, ground-level ozone is considered "bad," where it is the primary constituent of smog. Motor vehicle exhaust and industrial emissions, gasoline vapors, and chemical solvents as well as natural sources emit NO_x and VOC that help form ozone. Sunlight and hot weather cause ground-level ozone to form in harmful concentrations in the air. As a result, it is known as a summertime air pollutant.

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

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

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

Particle pollution is grouped into two categories:

- "Respirable Particulate Matter," such as that found near roadways and dusty industries, are larger than 2.5 micrometers and smaller than 10 micrometers in diameter. This pollution is referred to as **PM10**.
- "Fine Particulate Matter," such as that found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries, and automobiles react in the air. This pollution is referred to as **PM2.5**. According to the 2010 Bay Area Clean Air Plan, Exposure to PM2.5 is by far the leading public health risk from air pollution in the Bay Area, accounting for more than 90 percent of premature mortality related to air pollution.

Sulfur dioxide (SO₂) is a colorless gas emitting a strong, irritating odor. The odor, which is similar to rotten eggs, is most noticeable around oil refineries, power plants, and sewage treatment plants. Sulfur dioxide (when oxidized to sulfur trioxide), in combination with nitrogen oxides, is responsible for the creation of acid rain. SO₂ also is linked with a number of adverse effects on the respiratory system.

Nitrogen dioxide (NO₂) is a brown-colored toxic gas, noticeable in the Bay Area as a reddish-brown haze. It is one of two oxides of nitrogen formed by combustion, the other being nitric oxide. Automobiles and industry are the major contributors to the formation of oxides of nitrogen. The evaporation of paints, inks, solvents or gasoline, as well as the burning of fuels or organic materials, result in the formation of organic gases. Photochemical oxidants are formed in the atmosphere during a chemical reaction between nitric oxide (which is converted to nitrogen dioxide during the reaction), organic gases and sunshine.

Existing Air Quality

Due to its close proximity to the coast and resulting onshore winds, the air quality within Daly City itself is generally excellent during a majority of the year. BAAQMD air quality monitoring stations in San Francisco, the closest to Daly City, indicate that the area is an attainment area for all federal and state ambient air standards except particulate matter (PM10 and PM2.5). The City's previous Resource Management Element previously identified this station as being in exceedance of the state and federal standards related to CO emissions. However, the entire air basin has been in attainment of the CO standards since 1991 due largely to the introduction of cleaner burning fuels and a more efficient fleet of motor vehicles. A summary of this localized monitoring between the years 2002 and 2009 is provided in Table RME-1.

Table RME-1: Local Air Quality (2002 – 2009)

Air Pollutant	2009 Standards		Study Year								Total Exceedances (CA + US)
	California (CA)	National (US)	2002	2003	2004	2005	2006	2007	2008	2009	
Ozone											
1-Hour (ppb)	90	-	50	90	90	58	53	60	82	72	
8-Hour (ppb)	70	75	50	60	60	54	46	49	66	56	
Days of Exceedance (CA)			0	0	0	0	0	0	0	0	0
Days of Exceedance (US)			0	0	0	0	0	0	0	0	0
Carbon Monoxide											
1-Hour (ppm)	20	35	3.5	3.6	2.9	2.5	2.7	2.5	5.7	4.3	
8-Hour (ppb)	9	9	2.6	2.8	2.2	2.1	2.1	1.6	2.3	2.9	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	0
Nitrogen Dioxide											
1-Hour (ppm)	0.25	-	0.08	0.07	0.06	0.066	0.107	0.069	0.062	0.059	
Annual Average (ppm)	0.03	0.053	0.019	0.018	0.017	0.016	0.016	0.016	0.016	0.0151	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	0	0
Sulfur Dioxide											
24-Hour (ppm)	0.04	0.14	0.006	0.007	0.008	0.007	0.006	0.006	0.005	-	
Annual Average	-	0.03	0.0019	0.0022	0.0014	0.0014	0.0013	0.0015	0.0015	-	
Days of Exceedance (CA/US)			0	0	0	0	0	0	0	-	0
Particulates ≤ 10 microns (PM ₁₀)											
24-Hour (µg/m³)	50	150	21	52	52	46	61	70	41	36	
Annual Average	20	-	24.7	22.7	22.5	20.1	22.9	21.9	22	18.7	
Days of Exceedance (CA)			2	1	1	0	3	2	0	0	9
Days of Exceedance (US)			0	0	0	0	0	0	0	0	0
Particulates ≤ 2.5 microns (PM _{2.5})											
24-Hour (µg/m³)	-	35	70	42	46	43.6	54.3	45.2	29.4	35.6	
Annual Average (µg/m³)	12	15	13.1	10.1	9.9	9.5	9.7	8.7	9.8	9.7	
Days of Exceedance (US)			4	0	0	0	3	5	0	1	13
Total Exceedances (CA + US)											
			6	1	1	0	6	7	0	1	22

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

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

Thresholds of Significance

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

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

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

Stormwater Management

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

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

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

pollution entering a water body. The City of Daly City reviews individual public and private projects for stormwater conformance with applicable laws, policies, and guidelines, and is the lead City agency responsible for implementing the C.3 Provision requirements of the NPDES Permit related to new development and redevelopment.

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

Open Space

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

Open Space as a Natural Resource

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

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

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

Open Space for Recreational Purposes

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

City parks

Thirteen municipal parks and twelve tot lots are located in Daly City, resulting in a total of 82.95 acres of developed public recreational open space. Table RME-2 identifies each of the parks, tot lots, and recreational facilities in Daly City. Figure RME-X on page [insert page number] illustrates the type and

location of all parks and recreational facilities in Daly City. School playgrounds also provide recreational open space opportunities, but have not been included in this figure because they are owned and regulated by their respective school districts, and are only available during limited periods of time.

State and County parks

In addition to City parks, San Bruno Mountain State and County Park provides Daly City residents with a variety of open space and recreational facilities and unique views of the San Francisco Bay Area. The 2,063-acre park is located east of the City's Hillside neighborhood and comprises both State and County owned lands. The planning, development, and management of the park, however, is the responsibility of the San Mateo County Division of Parks and Recreation. The park is also the home of several rare and endangered species of plants and animals. Endangered species located on the mountain are discussed in greater detail in the Vegetation and Wildlife section of this element. Recreational facilities in the park include: picnic; day camp and open space areas; scenic vista areas; a nature interpretive center; as well as hiking, bicycling and equestrian trails.

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

Private parks

Private recreational open space in Daly City is comprised of three golf and country clubs located in the northwestern portion of the City. These clubs include the Lake Merced Golf and Country Club, and portions of the Olympic and San Francisco Golf and Country Clubs.

Although these areas contribute to open space in Daly City, they do not provide recreational opportunities for all Daly City residents. All three of these golf and country clubs restrict use to members only.

Recreational Facility Deficiencies

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

To comply with these standards, the City would need to provide several hundred acres of additional parkland, a prospect which is impractical due to both fiscal limitations and the general lack of vacant land on which to construct new centrally-located park facilities. Also, it is worth noting that the aforementioned standard should be viewed as guidelines only and do not necessarily represent a definitive or even the most appropriate measure of the amount of required recreational facilities for a specific city, but rather should be considered as one means of determining system-wide deficiencies.

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

One example of an area that has the potential for passive recreation is the Mussel Rock area, which is located along the coastline and functions primarily as a natural resource due to the environmentally sensitive habitat area on the bluffs surrounding it. While the Mussel Rock area is currently undeveloped, the

potential exists for the portions of the area to be improved with amenities such as directional signage, cultural/environmental interpretive stations, or a recreational parcours. To this end, Policy RME-16 on page RME-19 directs the City staff to explore long-term funding mechanisms to finance such improvements. Included within this policy is Task 16.1 which directs exploring potential grant funding from outside sources such as the National Park Service which manages property in close proximity to the Mussel Rock area.

Table RME-2: Daly City Parks, Tot Lots, and Recreational Facilities

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

Category Definitions:

C = Citywide Park

N = Neighborhood Park

S = Subneighborhood Park

Visual Quality

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

The Coastline

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

GGNRA and future recreational improvements in the Mussel Rock area could improve visual access and limited physical access along the coastline.

San Bruno Mountain

San Bruno Mountain is located along the eastern and northeastern city limits of Daly City. The mountain, rising to approximately 1,000 feet in elevation, provides a scenic background along the eastern portion of the City. In addition to being a scenic resource in itself, the mountain also provides hiking trails around portions of the mountain and vista points on top of the mountain which provide dramatic views of the City, the Pacific Ocean and San Francisco Bay.

Scenic Corridors

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

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

Vegetation and Wildlife

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

San Bruno Mountain

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

Habitat Conservation Plan (HCP)

In order to preserve the different rare and endangered plant and animal species on San Bruno Mountain, a Habitat Conservation Plan was prepared and an agreement with regards to the plan entered into by several local and regional agencies including Daly City, Brisbane, South San Francisco, San Mateo County

and LAFCo, local developers, property owners, the United States Fish and Wildlife Service, and the California Department of Fish and Game. The HCP was the first of its kind adopted in the United States and was prepared to protect the endangered species habitat, while allowing limited development on portions of the Mountain.

The primary focus of the HCP continues to be the preservation of rare and endangered species, most notably the four species of butterflies and their foodplants located on the mountain. A Habitat Conservation Plan must be prepared to allow the Department of Interior to issue a Section 10(a) permit. A Section 10(a) permit allows the incidental taking of an endangered species during development. A taking is generally defined as any action that results in harm to an endangered species during development. In addition to the Section 10(a) Permit, an agreement, setting forth the obligation of the interested parties to implement the HCP must be entered into by federal, state, and local agencies and the participating land owners and developers. The HCP contains specific mitigation measures which must be incorporated into developments within the HCP boundaries. The mitigation measures consist primarily of plans for the reclamation of lands which are to be graded, the payment of a fee to San Mateo County to operate the HCP, a ban on pesticide spraying, the designation of a buffer area, and the construction of a habitat fence to separate developed and undeveloped areas.

The Coastline

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

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

Archaeology

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

Ohlone Tribe

The Ohlone Indian Tribe inhabited a large area along the California Coast, running from the San Francisco Bay Area to Monterey Bay. The tribelet which inhabited the Daly City area lived primarily in two main inland villages located on the Colma and San Bruno Creeks and a seasonal village along the coast at Mussel Rock. The Ohlones were a small and very mobile tribe of hunters and gatherers that travelled to find food and other items that were available only in certain areas on the Peninsula. The women and children were responsible for gathering the nuts, roots, berries, and shellfish such as mussels and clams. They were also responsible for preparing the meals and making baskets to store the food. The males were responsible for hunting and fishing. The Ohlone hunted deer, rabbits, wild geese, and ducks to go along with the gathered food. Most of the fishing was done on the inland bay areas, while the coast provided sea otters

and seals. Items which could not be found locally were usually obtained through trading with neighboring villages.

Mussel Rock Archaeological Site

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

RESOURCE MANAGEMENT GOAL

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

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

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

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

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

OBJECTIVES, POLICIES, AND TASKS

Water Resources

Objective RME-1:

Effectively plan for future water demand, considering both existing and future water customers.

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

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

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

Task RME-1.3: Develop a capital plan to retrofit plumbing fixtures at existing City facilities by 2012 and complete all retrofits by 2018.

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

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

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

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

Policy RME-4: For development projects which will create water demand in excess exceeding a pre-defined amount, require that developers provide a water supply analysis for the project.

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

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

Air Resources

Objective RME-2:

Gain maximum compliance with applicable Federal, State, and Air District regulations

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

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

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

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

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

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

Objective RME-3:

Minimize exposure of residents to objectionable smoke and odors.

Policy RME-6: **Proactively regulate potential sources of smoke and objectionable odors.**

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

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

Objective RME-4:

Minimize air pollutant emissions in municipal operations and contracts.

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

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

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

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

Stormwater

Objective RME-5:

Minimize the discharge of stormwater into waterways adjacent to Daly City.

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

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

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

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

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

Task RME-8.5: Assess projected stormwater impacts from new development in conformance with the San Mateo County Water Pollution Prevention Program, CEQA Guidelines and relative to state and federal standards.

Task RME-8.6: Regularly inspect stormwater treatment facilities as required by the Municipal Regional Stormwater NPDES Permit.

Policy RME-9: Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit, i.e., reduction of Vehicle Miles Traveled (VMT) on local and regional roadways (see Objective CE-X).

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

Task RME-9.2: Ensure during the update of the Zoning Ordinance the City's compliance with the State's "by right" program requirement whereby sites identified

within the Housing Element and part of the City's adequate sites program continue to provide zoning that allows the residential density identified within Table HE-27.

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

Open Space

Objective RME-6:

Preserve existing undeveloped open space areas.

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

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

Objective RME-7:

Maintain and enhance existing recreational open space areas.

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: 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).

Objective RME-8:

Expand recreational opportunities throughout the city.

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 Subdivision Map Act.

Task RME-13.1: Review and amend the park in-lieu fee payment requirement as necessary to assure that the formula for park in-lieu fee payment is more standardized equitable among all residential uses, including rental housing (see also Task LU-4.4C).

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).

Objective RME-9:
Improve coastal access and park facilities
(see also Objective CST-x).

Policy RME-15: Support the efforts of the State Coastal Conservancy in the establishment of the California Coastal Trail (see also policy CST-x).

Policy RME-16: Explore long-term funding mechanisms to construct passive recreational improvements in the Mussel Rock area.

Task RME-16.1: Explore potential grant funding from outside sources such as the National Park Service for recreational improvements.

Task RME-16.2: Encourage the work of volunteer groups to assist with construction of recreational improvements.

Visual Resources

Objective RME-10:
Protect and enhance scenic vistas, visual access, and visual resources.

Policy RME-17: Require public visual access easements in new developments along the coastline.

Task RME-17.1: Amend the Zoning Ordinance to require, as a part of a complete development application, for projects over a certain size located in the Resource Protection (RP) Zone, that an analysis be included which evaluates potential visual impacts caused by the proposed development.

Task RME-17.2: Develop, as a part of Program RME-1, a significant threshold for visual impacts and develop potential mitigation criteria for such impacts.

Vegetation and Wildlife

Objective RME-11:
Maintain and enhance rare and endangered species habitat.

Policy RME-18: The City shall continue to recognize the importance of the San Bruno Mountain Habitat Conservation Plan (HCP), uphold the integrity of the concepts behind the plan, and respect the agreements that serve to implement it (see also Task LU-5.6).

Task RME-18.1: Through the development review process, the City shall continue to the effort to preserve as undisturbed habitat for the unique flora and fauna, designates areas for development adjacent to the regional County park and establishes mitigations for the continued upgrading of resources. The HCP is implemented by an agreement between the United States Department of Interior, California State Department of Fish and Game, the County of San Mateo, the cities of Brisbane, South San Francisco, and Daly City, and landowners (see also Task LU-X).

Task RME-18.2: Amend the Zoning Ordinance to require approval of a San Bruno Mountain Site Activity Permit for any construction projects located within the HCP area (see also Task LU-X).

Objective RME-12:
Preserve environmentally sensitive habitat.

Policy RME-19: Impose strict regulations on development in areas that have been identified as environmentally sensitive habitat.

Task RME-19.1: Require biological assessment as part of any development application that has the potential to affect flora and fauna that are protected by State and/or federal regulation, as determined by the City.

Objective RME-13:
Recognize the value and importance of trees in the community and plan for their preservation to the maximum extent practical.

Policy RME-20: Preserve trees that do not pose a threat to the public safety.

Task RME-20.1: Consider amendments to Chapter 12 (Streets, Sidewalks, and Public Spaces) that would severely restrict or disallow topping or removal by private individuals and public utilities of live, growing trees within the public right-of-way which do not pose an imminent threat to the public safety.

Task RME-20.2: Consider amendments Chapter 17 (Zoning) to disallow the topping or removal by private individuals and public utilities of live, growing trees on private property which were required as a condition of development approval (including Design Review approval) and do not pose an imminent threat to the public safety.

Cultural Resources

Objective RME-14:
Preserve community character.

Policy RME-21: Incorporate design features in new development that reflect the character of the neighborhood, to ensure that new construction is compatible with existing development.

Policy RME-22: Recognize the physical differences between different parts of the City and regulate land uses within these areas accordingly (see also Policy LU-X).

Task RME-22.1: Amend the Zoning Ordinance to provide development regulations that more closely reflect the predominant neighborhood character established when the neighborhood was constructed (e.g., provide for three-foot side yard setbacks in Westlake where there is currently no side setback required). Where necessary, establish either separate or overlay zoning districts for such neighborhoods (see also Task LU-X).

Task RME-22.2: Update the Residential Design Guidelines to provide bulk, mass, and architectural guidelines for exterior additions and reconstructed homes in neighborhoods which possess unique architectural characteristics. Where necessary, quantifiable guidelines shall be codified within the Zoning Ordinance.

Objective RME-15:

Consider the impacts of development on sites with historical and archaeological significance.

Policy RME-23: Comply with State statues related to historical and archaeological resources.

RESOURCE PROTECTION PROGRAMS

Current Programs for Resource Management

Resource Protection Combining District

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

S-1 Design Review Combining District

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

San Bruno Mountain Habitat Conservation Plan

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

Water Conservation Program [DWWR needs to update]

Daly City instituted a water conservation program in the summer of 1986. The program was promoted to reduce demand on the wastewater treatment plant which had reached capacity at that time. The City distributed to residents water conservation kits, which included shower-flow restrictors, water displacement bags for toilets, and dye tablets to identify toilet leaks. In addition to the kits, a public awareness program was also part of the effort, and brochures, posters and buttons were also distributed. This effort was reestablished in the summer of 1988 in response to the water shortage and mandatory requirements for conservation instituted by the City of San Francisco from whom the City purchases 55 percent of its water supply. The 1986 program, however, was not very effective in reducing water use. The limited effectiveness of the program may have resulted from the fact that the effort was not directly related to a limited water supply, but rather to reduce flows to the wastewater treatment plant. Two factors would have resulted in a more successful program. 1) A greater perceived need to conserve water; and 2) a more comprehensive program which would limit all types of water use including the washing of cars and the watering of lawns.

Proposed Programs for Resource Management

Program RME-1: Local Thresholds of Significance

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

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

Time Frame: 2013-2014

Funding Source: General Fund

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

Program RME-2: Residential Design Review Guidelines

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

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

Time Frame: 2015

Funding Source: General Fund

Activity: Design review has been required for new development as either conditions of approval or in areas with a S-1 Design Review Combining District zoning overlay. Design review is currently handled by committees assigned by the Mayor and only three areas in the City, the Redevelopment Areas on Juniper^o Serra Boulevard and Mission Street and the Sullivan Corridor Specific Plan area, have

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

Program RME-3: Park System Analysis and Master Plan

Objective: Address existing and future park needs

Responsible Agency: Department of Public Works

Time Frame: 2015

Funding Source: General Fund

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

Appendix A

Environmentally Sensitive Habitat - Coastal Zone

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

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

MUSSEL ROCK CANYON

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

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



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San Bruno Mountain is the second largest urban open space in the United States. It is recognized globally by biologists as a separate evolutionary center and biodiversity hotspot.

December 17, 2010

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Employer ID #
943235791

Dear Members of the Daly City Council,

Please accept the following comments for consideration during your General Plan update process. We are especially interested in the Open Space Element of the plan.

While Daly City has an official access point to San Bruno Mountain, we are hopeful that more access will be developed, since the mountain is not easily accessible to many Daly City citizens. At the same time, a remnant of a rare dune system still exists uphill from Hillside Park, and we feel it should be preserved.

We would be happy to work with Daly City towards the goals of preserving rare habitat and providing more access to San Bruno Mountain. Please contact us with any questions you have.

Sincerely,

QuickTime™ and a
decompressor
are needed to see this picture.

Ken McIntire

ATTACHMENT B

December 17, 2010

RE: Daly City General Plan; Open Space Element

San Bruno Mountain Watch addresses these comments to you for your consideration during your current review of your General Plan, specifically during your review of the Open Space Element of the General Plan.

We strongly recommend that you use all the means at your disposal to preserve the property adjacent to San Bruno Mountain and Hillside Park as open space. A map of the area, derived from San Mateo County's Parcel Map, and showing APN numbers, is attached. Currently, most of the parcels in this area are owned by Daly City; five of them are privately owned. All of the properties are on steep slopes. According to the Daly City Planning Department, the only privately owned parcel where there has been any recent discussion of development is property 003 404 010, upslope from the reservoir. There are significant barriers to development of that property, and no actual development plans have been filed. In any event, we think the four other properties, those down slope from the Reservoir, are more valuable from an open space perspective.

We think this area deserves to be preserved for a number of reasons.

1. **Environmentally sensitive habitat.** San Francisco lessingia (*Lessingia germanorum*) is a federally listed endangered species, originally listed in 1997. It is the only remaining population south of the Presidio grows on the dunes on this hillside. The dunes themselves are composed of sandy deposits of the Colma formation laid down during the Pleistocene era, which ended about 12,000 years ago. This tawny yellow sand is from an earlier period than the white sand of the dunes in western San Francisco. (USFWS RP). In addition to the Lessingia, other native dune plants grow here. It is the southern remnant of a 14 square mile dune system. Only 2-4% of this system remains. This is a unique habitat in Daly City, and also on San Bruno Mountain, and worthy of preservation.
2. **Potential archaeological site.** There are sea shells scattered across a 75 by 100 foot area just below the reservoir that may indicate archaeological remains - a shell mound. The area apparently crosses both public and private land.
3. **Access to San Bruno Mountain trail system.** It may be possible to connect to the San Bruno Mountain State and County Park trails from this hillside, from Thiers Street, and possibly also from Hillside Park. There is currently no trail access into San Bruno Mountain Park from the surrounding neighborhoods and there are a number of schools in the area, so a trail connection to the park would be particularly valuable.
4. **Community service opportunity.** In addition to the native plants, there are also a number of invasive species. In the past, volunteer weeding parties have cut back the invasive plants, and this is an ongoing need. This provides an opportunity for community service for students in the surrounding schools and for adult volunteers.

Policy 6.1 of the existing Resource Management Element in the General Plan acknowledges that "Open space is one of the scarcest natural resources in Daly City", and that "the City should make every effort to preserve these open space areas." One of the areas Policy 6.1 describes as open space is the "foothills above the...Hillside ... neighborhoods." (RM, p. 137) This may be referring to the land we're discussing here. In addition, Policy 12.2 directs that the City "impose strict regulations on development in areas that have been identified as environmentally sensitive habitat." (RM, p. 140) The existence of the only local population of a federally listed endangered plant makes this an environmentally sensitive habitat.

So, this area satisfies the criteria for being treated as open space under the City's existing General Plan. We urge the Council to make every effort to preserve this area as open space.

Among the things that the City might do are:

1. Procure rights to the 4 parcels that would prevent development on it, either by obtaining the property outright, or by other means that prevents development.
2. Re-zone all the properties on the hillside as Open Space (OS).
3. Add the Resource Protection Combining District (-RP) zoning to the properties.
4. Hire an archaeologist to investigate the sea shells on the hillside, and ascertain whether there is a shell mound there. This is required by Policy 14.2 of the existing Resource Management Element (RM, p. 141) in the event of any construction on the site.

San Bruno Mountain Watch will be happy to work with the Council and Staff of the City to achieve the goal of preserving this unique natural and historical habitat.

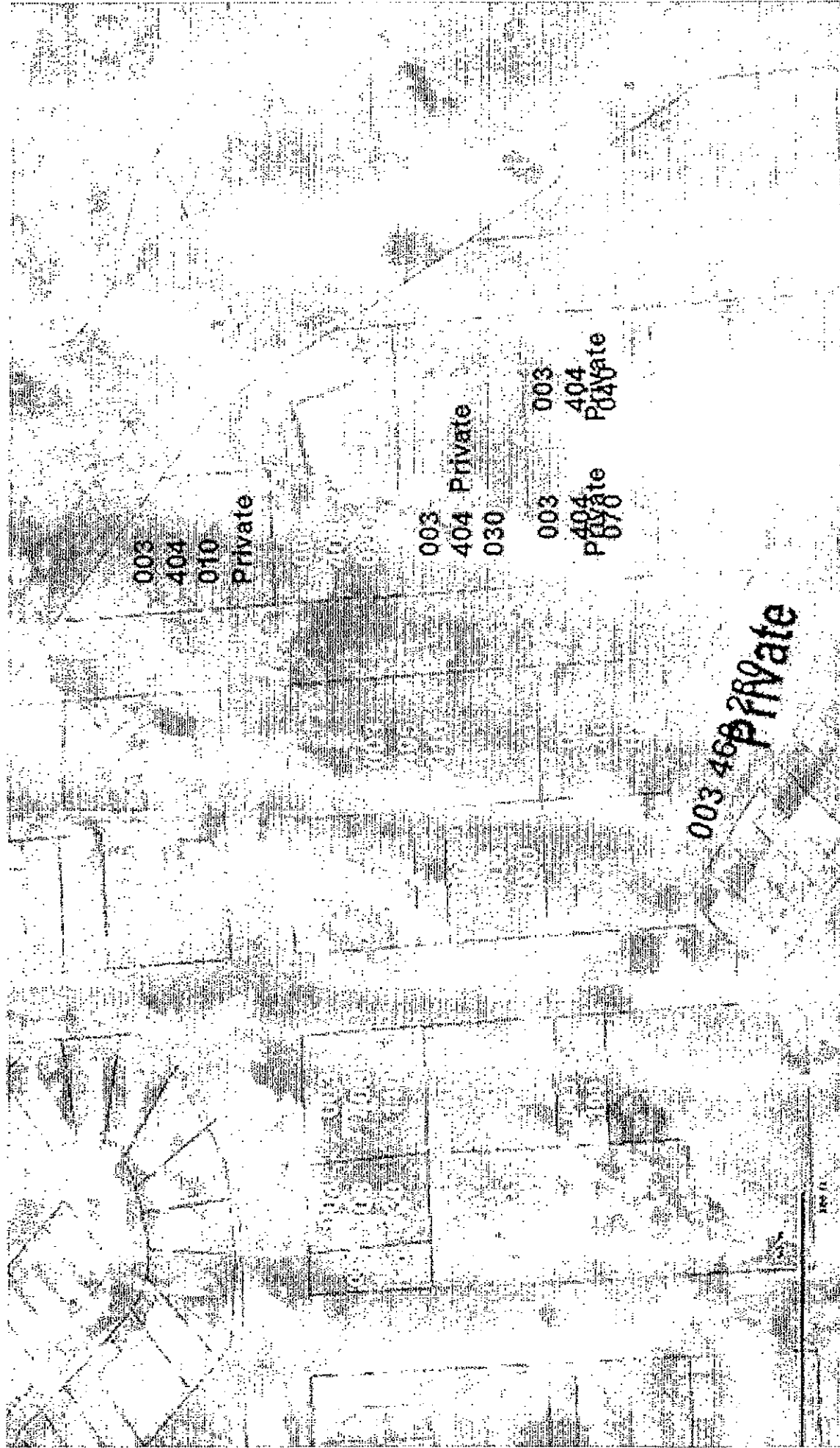
References

USFWS RP: U.S. Fish and Wildlife Service. 2003. Recovery Plan for Coastal Plants of the Northern San Francisco Peninsula. U.S. Fish and Wildlife Service, Portland, Oregon. xvi.+304 pages

RM: The City of Daly City. 1989. Resource Management Element of the Daly City General Plan.

SM Dunes

San Mateo County, CA



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