

2 Project Description

The project analyzed in this EIR is the proposed Pacifica General Plan. Under California Government Code Section 65300 et. seq., cities are required to prepare a general plan that establishes policies and standards for future development, housing affordability, and resource protection for the entire planning area. By law, a general plan must be an integrated, internally consistent statement of City policies. Section 65302 requires that a general plan include the following seven elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Additional elements may be included as well, at the discretion of the City. The proposed Pacifica General Plan includes two optional elements: Economic Development and Community Design. All elements have equal weight, and no one element supersedes another. Cities may amend the general plan four times a year (each amendment may include any number of changes), and cities are encouraged to keep the plan current through regular updates.

This chapter introduces the purposes and objectives of the proposed Pacifica General Plan and summarizes specific information describing the proposed Plan that will be used to complete the EIR analysis. This includes a description of the existing regional and local project setting; an outline of the projected population and employment growth rates, and development patterns through the 2035 planning horizon year; the proposed land use diagram; key data tables; and key policy directions. These project descriptions provide the basis for the environmental analysis in Chapter 3.

2.1 Regional Location and Planning Boundaries

REGIONAL LOCATION

Pacifica is located along the Pacific coast of the San Francisco Peninsula, in San Mateo County. It is part of the San Francisco-Oakland-San Jose metropolitan area, and is approximately 13 miles south of downtown San Francisco, 40 miles northwest of San Jose, and six miles west of San Francisco International Airport.

The cities of Daly City, South San Francisco, and San Bruno border Pacifica to the north and east, and contain urban development that reaches Pacifica City limits. To the east and the south are unincorporated portions of San Mateo County and the ridges of the Coast Range. Much of the land to the southeast and south is preserved as units of the Golden Gate National Recreational Area, the State and County park systems, and protected watershed. Rural and agricultural land is also prevalent south of the city.

Access to Pacifica is primarily via State Route (SR) 1, also known as Highway 1 or the Coast Highway, and SR 35, also known as Skyline Boulevard. SR 1 and SR 35 connect to Interstates 80 and 280 and the larger regional system. Buses connect Pacifica to high-capacity transit service at the Daly City and Colma BART stations and the San Bruno Caltrain station.

The Pacific Ocean borders Pacifica to the west. Lands west of SR 1, along with Shelldance Nursery and some lands to the south, are part of the State-designated Coastal Zone. The regional setting is depicted in **Figure 2.1-1**.

Planning Boundaries

The Planning Area consists of the City of Pacifica and its sphere of influence (SOI), as defined by the San Mateo County Local Area Formation Commission (LAFCo).

City Limits

The City of Pacifica extends approximately six-and-a-half miles along the Pacific Ocean, from just south of Mussel Rock in the north to San Pedro Point in the south. Its border extends three miles inland at its widest point, where it rises to an elevation of 1,250 feet above sea level on Sweeney Ridge. The City had a population of 37,230 as of 2010. Residents are concentrated in distinct neighborhoods along the coast, in valleys separated by ridges, and in the northern hills.

Sphere of Influence

Pacifica's sphere of influence is nearly congruent with the city limits, with additional unincorporated land along the city's southern boundary, on the flank of San Pedro Mountain.

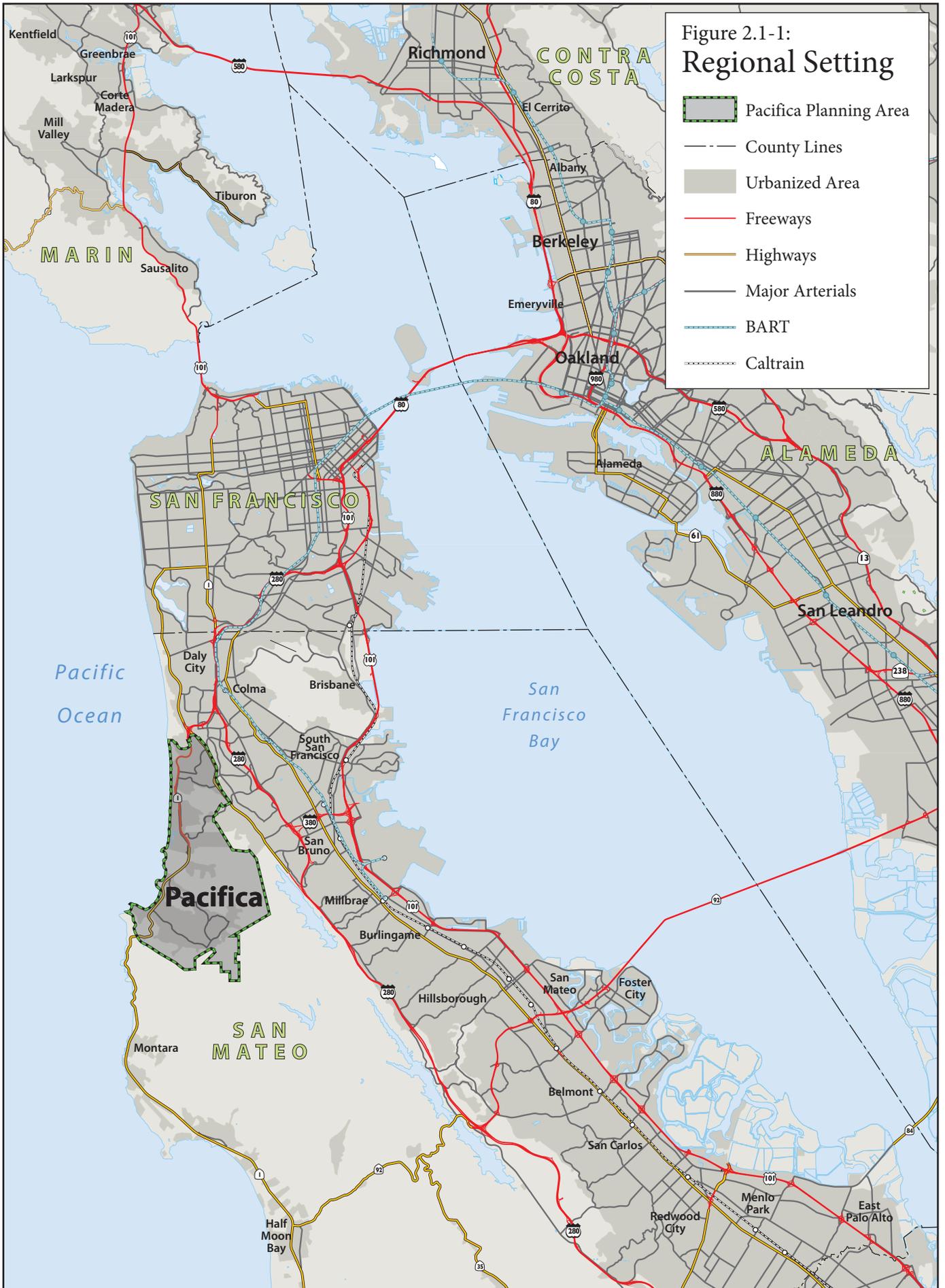
Planning Area for the General Plan

The Planning Area is the geographic area for which the General Plan establishes policies about future urban growth and natural resource conservation in Pacifica. The boundary was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

The Planning Area comprises 8,625 acres, or about 13.5 square miles, including all of the City of Pacifica (8,019 acres) as well as 606 acres of unincorporated land south of city limits on the slope of San Pedro Mountain. Nearly half (47 percent) of the Planning Area is preserved as open space. Another 16 percent of the Planning Area is vacant or undeveloped, and five percent is agricultural. Urban uses make up 32 percent of the Planning Area, 70 percent of which is residential.

Figure 2.1-1:
Regional Setting

-  Pacifica Planning Area
-  County Lines
-  Urbanized Area
-  Freeways
-  Highways
-  Major Arterials
-  BART
-  Caltrain



Coastal Zone

Lands west of Highway 1 in Pacifica, along with the Shelldance Nursery and some lands south of the city, are part of the Coastal Zone. Pacifica's Coastal Zone comprises approximately 1,286 acres of land, or about 15 percent of the Planning Area. It includes a high proportion of the city's commercial land and visitor destinations.

The Coastal Zone is subject to additional regulatory requirements contained in the California Coastal Act of 1976. The Coastal Act, established by voter initiative in 1972, made permanent the CCC and set forth guiding policies for the Commission and its local government partners to follow when establishing land use and development regulations for the coast.

Pacifica's Coastal Zone contains a wide variety of land uses, including public recreation areas, distinct residential neighborhoods, visitor-serving and neighborhood commercial development, and highly sensitive wildlife habitats. The varied types of development of each coastal sub-area and the geographic relationships between them are an inherent and vital part of the character of the City. The General Plan designates land uses and intensities suitable to the unique circumstances of each coastal area, adequately meets the needs of the City's residents and visitors, and is consistent with State Coastal Act policies. The Pacifica Planning Area boundary, Coastal Zone boundary, and City limits are shown in **Figure 2.1-2**.

Local Coastal Planning

The California Coastal Act requires every city and county lying partly or wholly within the Coastal Zone to prepare a Local Coastal Program (LCP). The LCP consists of a Local Coastal Land Use Plan (LCLUP); zoning ordinances; zoning district maps; and other actions which taken together implement the Coastal Act provisions. These provisions seek to ensure that public access to and along the shoreline is maintained; that water quality, marine life, and environmentally sensitive habitat areas are protected; and that coastal visual resources and special communities are preserved. The Coastal Act is implemented through a partnership between the California Coastal Commission and local counties and cities, including Pacifica. By certifying an LCP, the Coastal Commission grants authority to the local jurisdiction to issue coastal development permits that are required for nearly all types of development in the Coastal Zone. The LCLUP is the first and primary element of the City's LCP. It serves as the basis for the City to update its zoning code and any other implementing tools needed in the Coastal Zone, and apply to the Coastal Commission for recertification of the LCP.

As of August 2013, the City of Pacifica had a certified LCP dating to 1980, with two areas of deferred certification: Shelldance Nursery and the Quarry Site. In these areas, the Coastal Commission maintains permit-issuing authority. The General Plan and LCLUP updates have been conducted in tandem. However, Local Coastal Plans (LCPs), which include Local Coastal Land Use Plans (LCLUPs), are not subject to CEQA. LCP amendments are exempt from CEQA because the Coastal Commission LCP certification process is "functionally equivalent" to the CEQA process (State Public Resources Code Sections 21080.5 and 21080.9, and State CEQA Guidelines Sections 15250, 15251(f) and 15265). Therefore the LCLUP for Pacifica is not analyzed under this EIR.

2.2 Purpose and Objectives of the General Plan

CEQA Guidelines Section 15124(b) requires a description of project purpose and objectives.

PLAN PURPOSE

The Pacifica General Plan is a policy document mandated by State law to address issues related to physical development and conservation of resources. The proposed Plan embodies the expressed goals of residents, business owners, and elected officials and establishes concrete and achievable actions within the planning period. Broad objectives such as “create economic development,” “preserve open space,” and “support sustainable practices” are translated into policies, maps, guidelines, and specific actions that are tangible and can be implemented. The proposed Plan is designed for a range of users, from City staff to residents. It is written in simple language and covers a wide range of issues. Where greater specificity is needed, the City will rely on specific plans, the Zoning Ordinance, and subdivision and other regulations and standards to implement its policies.

Specifically, this General Plan aims to achieve the following purposes:

- Outline a long-range vision that reflects the aspirations of the community;
- Establish goals and policies to guide development and conservation decisions by the Planning Commission, City Council, and City staff;
- Provide a basis for determining whether specific development proposals and public projects are in harmony with the City’s long-range vision;
- Reflect Pacifica’s current planning and economic development efforts;
- Allow City departments, other public agencies, and private developers to design projects that enhance the character of the community, promote public health, preserve environmental resources, and minimize hazards;
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, subdivision regulations, specific and area plans, and the Capital Improvement Program; and
- Ensure that the statewide goals of the California Coastal Act are served within the Coastal Zone.

The City of Pacifica last comprehensively updated its General Plan in 1980. In the more than 30 years since then, many of its goals have been carried out, including a zoning code with regulations to protect slopes and preserve open space, and the revitalization of the Rockaway Beach area. Though many of Pacifica’s issues endure, the legal environment governing land use, environmental preservation, housing, and other planning issues have changed. New priorities have emerged with a new generation of Pacifica residents and stakeholders.

The General Plan update provides for a comprehensive assessment of current conditions, and allows today’s residents to express a vision for the future. A major revision of the Plan is

therefore necessary to eliminate obsolete text and policies, ensure legal conformity, and address today's challenges. The update responds to the desires of the present community and the need to accommodate projected growth.

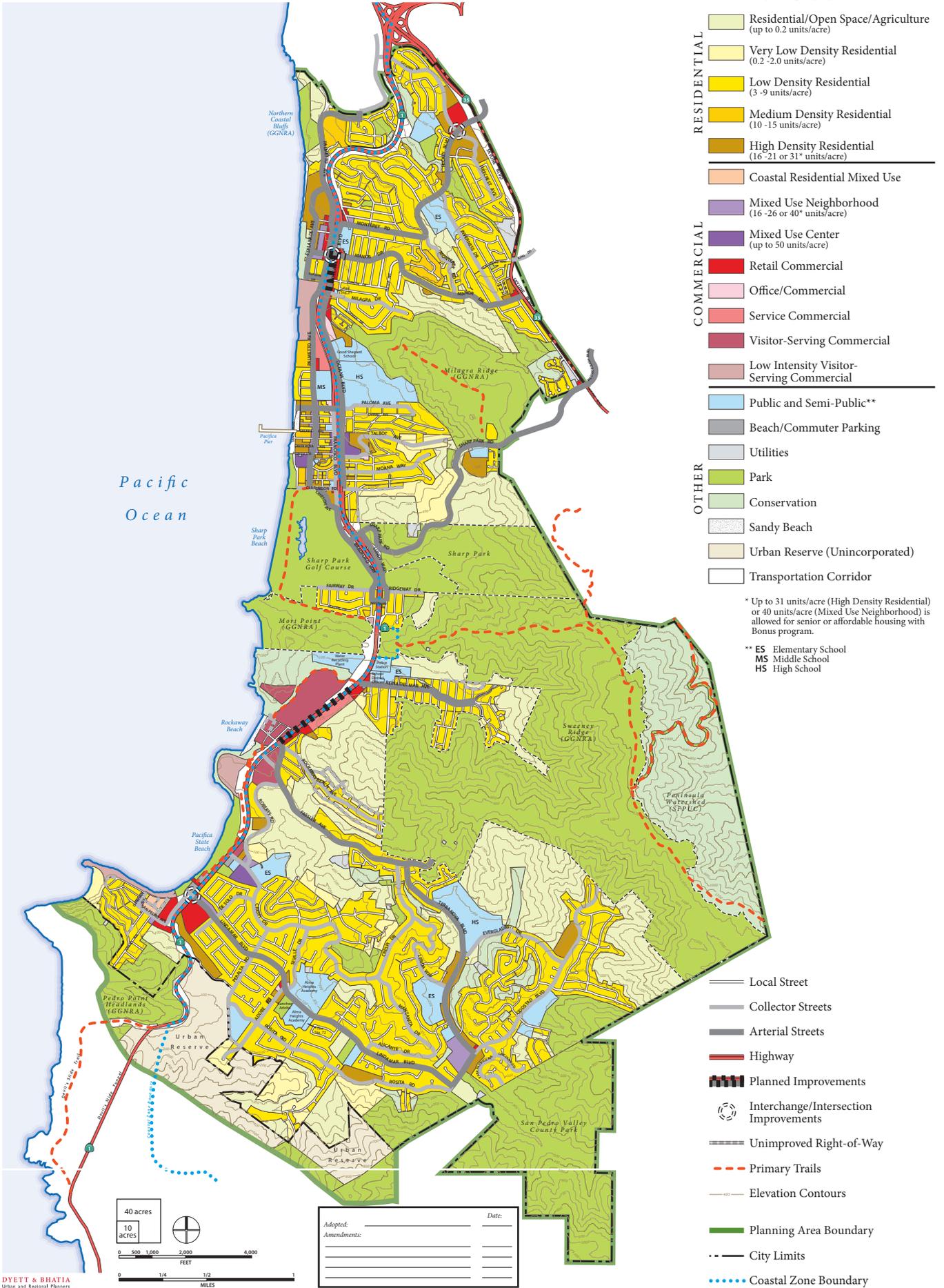
PLAN OBJECTIVES

Several themes for the General Plan were identified based on input by the public and from key stakeholders and City staff. The importance of these themes was underscored by analysis of existing conditions, and key initiatives were developed collaboratively through the planning process. These themes guide many of the policies in each Plan chapter.

- *Open Space Preservation and Trail System Expansion.* Pacifica's hillsides, beaches, and other protected open space are prized by community members for their scenic, recreational, and habitat values. Continued preservation is seen as a key goal over the next 20 years. The proposed Plan identifies priorities for open space preservation and strategies to protect open space while allowing limited development, to be clustered and designed to fit into its natural setting. It also proposes an enhanced trail system connecting the coastline and ridges throughout Pacifica.
- *Sustainable Development and Practices.* Pacifica residents want to allow a responsible amount of development while ensuring that habitat and the community's unique, small-town character are protected. Residents also want to see green building and other sustainable practices promoted by the City. The proposed Plan aims to set a good land use balance and to promote sustainable site planning and design, water conservation, waste reduction, and use of alternative transportation modes.
- *Creating a Destination for Tourism.* Throughout the update process, community members and stakeholders, and emphasized the need for more economic activity. There is a widely shared sense that Pacifica has the potential to attract more tourists, and that this should be a key component of the City's economic development strategy. The proposed Plan includes strategies to enhance tourism by leveraging Pacifica's natural assets, creating more attractive places in visitor-oriented districts, marketing, and pursuing destination hotels and inns at key sites, including Rockaway Beach and Quarry.
- *Shopping Area Revitalization and Walkable, Mixed Use Areas.* Pacifica residents desire more attractive and successful commercial areas, and also envision the development of walkable, mixed-use areas with good transit access. The proposed Plan seeks to support commercial revitalization and redevelopment at key locations, advancing the City's fiscal health, its quality of life, and its sustainability all at once.
- *A Unique, Vital Center for Pacifica.* Many community members expressed interest in creating a center for Pacifica, to provide a community gathering place and strengthen the City's identity. Palmetto Avenue was most often pointed to as having great potential to grow into such a vital, unique district. The proposed Plan aims to facilitate the enhancement of Palmetto as a pedestrian-oriented retail area. New civic facilities could be valuable assets to this area as well.

- *Diversity of Housing and Population.* Only a small amount of new housing—about 1,000 units—is expected to be developed during the planning period. Residents are proud of the diversity of housing in the community, and want to ensure that this is carried on. In addition, many observed that new housing types should help provide additional options for residents as they age. The proposed Plan aims to make Pacifica more accessible and ensure adequate housing options for people of all ages and incomes by providing enough sites at a higher density, and creating opportunities for mixed use development in transit-accessible locations.
- *Recreation Facilities and Activities for Youth.* Pacifica has limited recreation facilities, and community members expressed concern about the lack of things to do, especially for youth. The proposed Plan identifies top priorities for recreation improvements, with an emphasis on improving park land that exists and providing some small new parks. Creating more accessible and vibrant commercial areas with a sense of place that appeals to visitors will also help make Pacifica a better place for young people.
- *Infrastructure Improvements.* The need for the City to maintain and improve streets, sidewalks, and other infrastructure and to address congestion along Highway 1 were clear consensus points for the community. The proposed Plan includes policies to address congestion along the primary routes, and seeks to set priorities for sidewalk and street repairs based on location and safety.
- *Protection from Natural Hazards.* Pacifica faces a variety of natural hazards, including fires, earthquake-induced landslides, flooding, and coastal erosion. The proposed Plan establishes a land use pattern that reflects hazardous conditions, such as steep slopes and coastal bluffs, and includes policies to improve public safety services and emergency management. The need to respond over the long term to coastal erosion will be an ongoing challenge for the City.

Figure 2.2-1 General Plan Land Use



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2.3 The Proposed Land Use Framework

The land use framework embodies the community's vision for land use in 2035, and is designed to reflect planning themes presented in Chapter 1. Within the Coastal Zone, the Land Use Diagram is also designed to support the goals and priorities of the California Coastal Act. The framework consists of the Land Use Diagram; the land use classifications that are depicted on the diagram and which indicate the use and form of development; special programs facilitating affordable and higher-density housing, hillside and open space preservation; and the land use policies that guide City actions and private development.

Figure 2.2-1 shows the General Plan Land Use Diagram.

THE LAND USE DIAGRAM

The Land Use Diagram is a graphic representation of planned land use classifications; it will be used in conjunction with policies established in the Plan to review and approve, modify or deny proposed development projects. The Land Use Diagram includes a legend that shows land use categories whose densities and allowable uses are specified in the Land Use Classifications below.

LAND USE CLASSIFICATIONS

Land use classifications establish allowed uses, maximum density and intensity, and the type and character of development that is expected. Details on development standards are established in the zoning ordinance, and more than one zoning district may be consistent with a General Plan land use classification.

According to State law, the General Plan must establish standards of population density and building intensity for each land use classification. The proposed Plan stipulates residential densities in housing units per gross acre; population density can be obtained by applying average persons per housing unit¹ to the housing unit densities. For nonresidential uses, the proposed Plan specifies a maximum permitted ratio of gross floor area to site area (Floor Area Ratio or FAR). Recommended density and intensity standards do not imply that development projects must be approved at the intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. Table 2.3-1 shows gross density standards for residential categories and FAR standards for the other uses.

Residential

The General Plan provides residential districts at a range of densities, with the aim of preserving key open space areas and neighborhood character, and providing well-located higher-density development.

¹ Based on 2010 U.S. Census data, the number of persons per total housing units is 2.56.

Residential/Open Space/Agriculture

In the Residential/Open Space/Agriculture (ROSA) classification, residential, agriculture, and recreation uses are allowed at a gross density of up to one unit per five acres (or 0.2 acres per unit). The allowable density on a site will be determined by slope, geology, soils, access, availability of utilities, public safety, and open space values. The density assumed for buildout calculations is 0.15 units per gross acre.

Very Low Density Residential

The Very Low Density Residential (VLDR) classification provides for clustered development of up to two units per gross acre. Residential care facilities, schools, and community uses are permitted. The density assumed for buildout calculations is 1.5 units per gross acre.

Low Density Residential

The Low Density Residential (LDR) designation is intended for single-family housing development ranging from three to nine dwelling units per gross acre. Residential care facilities, schools, and community uses are permitted. Clusters of small-lot development as well as standard subdivisions will be allowed. Buildout is calculated at 6.5 units per gross acre.

Medium Density Residential

Medium Density Residential (MDR) is intended for a mix of housing types, including small-lot single family, attached single family, apartments, duplexes, townhomes and mobile home parks at densities of up to 15 units per gross acre. Residential care facilities, schools, and community uses are permitted. Buildout is calculated at 12.5 units per gross acre.

High Density Residential

High Density Residential (HDR) is intended for multifamily apartments, condominiums and townhomes, in two to three story buildings located near shopping areas and transit. The density will be up to 21 dwelling units per gross acre. Residential care facilities, schools, and community uses are permitted. Buildout is calculated at 25 units per gross acre.

Mixed Use

The General Plan provides three mixed use classifications to create areas where housing and active commercial uses may be integrated. Visitor-oriented commercial uses are allowed as-of-right in all mixed use areas within the Coastal Zone.

Coastal Residential Mixed Use

The Coastal Residential Mixed Use (CRMU) designation is intended for sites in the Coastal Zone with residential mixed use development potential, including housing at a range of densities, mixed use, and/or small-scale visitor-oriented commercial uses such as vacation rental or time-share units. Hotels are not permitted. Coastal access and public open space

must also be provided, and environmental resources must be evaluated and protected. Sites may be developed up to an overall density of up to 15 units per gross acre, with clustering and sensitive site planning. Non-residential development may have an FAR up to 0.5 FAR. The total FAR (residential and non-residential) cannot exceed 1.0. Buildout is calculated at 15 units per gross acre and 0.10 FAR of non-residential use.

Mixed Use Neighborhood

In the Mixed Use Neighborhood (MUN) classification, new development may include multi-family housing and building with ground-floor retail, restaurant or service uses and housing or offices above. Public or community uses and hotels may be permitted at appropriate locations. The MUN classification allows up to 26 units per acre and non-residential development with an FAR up to 1.0 FAR. The total FAR (residential and non-residential) cannot exceed 2.0. Buildout is calculated based on a 0.25 FAR for non-residential uses and 25 residential units per gross acre.

Mixed Use Center

The Mixed Use Center (MUC) classification is intended for high-density mixed use development, including public or community uses and hotels. Allowable uses include ground-floor retail, restaurant or service uses and housing or offices on upper levels. The MUC classification permits housing up to 50 units per acre and a 2.5 FAR of non-residential development provide the overall FAR not to exceed 2.5. Buildout is calculated at an FAR of 0.35 for non-residential uses and 25 units per gross acre for housing.

Commercial Uses

The General Plan establishes five commercial classifications to accommodate a variety of potential commercial activities. Visitor-oriented commercial uses are allowed as-of-right in all commercial areas within the Coastal Zone.

Retail Commercial

The Retail Commercial (RC) classification is intended for retail, restaurant, and service (personal and business services) uses, typically in single-or two-story buildings within shopping centers or on sites in the Highway 1 corridor. New development will be pedestrian-oriented. The maximum FAR is 1.0 FAR. Buildout is calculated with an FAR of 0.25.

Office/Commercial

The Office/Commercial (OC) classification permits offices as well as retail and service uses in buildings of two to three stories. The maximum FAR is 1.5; buildout is calculated with an FAR of 0.35.

Service Commercial

The Service Commercial (SC) classification is for industrial and heavy commercial uses, such as auto repair, equipment rental, storage, and materials salvage. The maximum FARV is 0.6; buildout is calculated with an FAR of 0.25.

Visitor-Serving Commercial

The Visitor-Serving Commercial (VC) designation is intended to foster and protect areas that attract and cater to visitors, including hotels or a visitor attraction, such as an interpretive center or conference center, restaurants, retail and services, commercial recreation, or other compatible uses. The maximum FAR is 3.0 FAR. Buildout is calculated with an FAR of 0.35.

Low-Intensity Visitor-Serving Commercial

The Low-Intensity Visitor-Serving Commercial (LIVC) district allows uses that create public access to the coastal setting and are adaptable to changing environmental conditions: campgrounds, rustic lodging, concession stands, warming huts, outdoor event sites, and similar uses. Existing permitted businesses that do not conform to the description of LIVC may remain. In these areas, the designation indicates the long-term goal of transition to recreation-oriented land uses. Development may occur at up to 0.20 FAR, but must have an overall very low-intensity character on sites of more than one acre. Buildout is assumed at 0.05 FAR, recognizing the large land areas and minimal building expected to support recreational uses.

Public and Community Uses

Designations for public uses such as schools, civic buildings, utilities, and public parking areas are designated on the Land Use Diagram, and summarized below. Public park land is covered separately in the following section.

Public and Semi-Public

The Public and Semi-Public (PSP) designation indicates public or private schools, libraries, police and fire stations, and other civic and community uses. In the case that public facilities are converted or sold for new uses, Plan land use classifications shall be updated. If a public school is discontinued, any proposed new use should be compatible with the adjacent neighborhood, and existing playground facilities should remain available to neighborhood residents. The maximum FAR in this district is 1.0. Buildout is assumed at 0.35 FAR.

Beach and Commuter Parking

The Beach and Commuter Parking (BCP) designation applies to areas where the priority use is public parking to serve beach visitors and/or transit users. Sites are located adjacent to Pacifica State Beach and at Crespi Drive and Highway 1. Beach parking at the City’s Beach Boulevard property serving Pacifica Pier and Sharp Park should be conserved as part of development of that site.

Utilities

The Utilities (U) designation indicates the location of water tanks communications facilities including cellular facilities, and other utilities serving the City. The maximum FAR in this district is 1.0. This classification is currently mapped in the Coastal Zone.

Parks and Open Space

The Planning Area is defined by its extensive open space system, and additional land is designated for conservation or ridgeline protection. These categories are detailed below.

Park

The Park (P) designation is applied to land, either now developed for active recreation use or intended for future recreation development. The designation applies to city parks as well as to park or open space whose primary character is undeveloped and natural, or that is managed for use by residents of the larger region and beyond. The City does not have permitting authority on lands owned by other public agencies.

Conservation

The Conservation (C) district applies to publicly-owned or privately-owned open areas not intended for development. These areas may include:

- Watershed lands;
- Land which is physically unsuitable for development due to geotechnical hazards, excessive steepness, or other environmental constraints, or lies within stream channels;
- Areas to remain undeveloped as a result of density transfer or clustered development, or covered by open space, recreational or scenic easements;
- Open areas providing a physical and visual buffer between developed or open areas; and
- Open space required as mitigation for environmental impacts.

Sandy Beach

The Sandy Beach (SB) designation applies to properties that are fully on beaches or coastal dunes. No physical development is appropriate on these sites.

Urban Reserve

The Urban Reserve (UR) designation is created to apply to private lands outside of City limits but within the Planning Area. The City does not have permitting authority in this area. The Pacifica General Plan intends for agriculture and residential development with a minimum site area of 5 acres per unit to be the predominant uses on land designated Urban Reserve. Actual density may be limited by the physical conditions of a site such as geological hazards,

access, and potential habitat. For sites larger than 50 acres, the City should work with San Mateo County to ensure that subdivision and development be considered in the context of a Plan Update.

Table 2.3-1: Land Use Classifications and Density and Intensity Standards

<i>Land Use</i> ¹		<i>Residential Density (gross units per acre): Range</i> ²	<i>Non-Residential Intensity (FAR): Maximum</i> ³
Residential			
ROS	Residential/Open Space/Agriculture	Up to 0.2	
VLDR	Very Low Density Residential	0.2 to 2	
LDR	Low Density Residential	3 to 9	
MDR	Medium Density Residential	10 to 15	
HDR	High Density Residential	16 to 21	
Mixed Use			
CRMU	Coastal Residential Mixed Use	10 to 15	0.5
MUN	Mixed Use Neighborhood	16 to 26	1.0
MUC	Mixed Use Center	Up to 50	2.5
Commercial			
RC	Retail Commercial		1.0
OC	Office/Commercial		1.5
SC	Service Commercial		0.6
VC	Visitor-Serving Commercial		3.0
LIVC	Low-Intensity Visitor-Serving Commercial		0.2
Public and Community Uses			
PSP	Public and Semi-Public		1.0
U	Utilities		1.0
BCP	Beach and Commuter Parking		-
Parks and Open Space and Urban Reserve			
P	Park		
C	Conservation		
SB	Sandy Beach		
UR	Urban Reserve		

1 All land use classifications are shown except those in the Parks and Open Space category. No development is projected in these areas.

2 Density ranges are rounded to the nearest whole number, except where less than 1 unit per acre. Senior or affordable housing may be developed at up to 1.5 times the maximum with the Density Bonus program.

3 For mixed use designations, the following maximum total FAR, including both residential and non-residential uses, is established: CRMU: 1.0 FAR maximum; MUN: 2.0 FAR maximum; MUC: 2.5 FAR maximum

Source: City of Pacifica, Dyett & Bhatia, 2013.

2.4 Buildout under the Proposed General Plan

One purpose of the General Plan is to ensure that the City can accommodate projected population and job growth over the planning period, through 2035. To meet the requirements of State housing law, the City must also have adequate sites where housing affordable to moderate- and low-income households can reasonably be developed. The Plan seeks to meet these needs while also satisfying other community goals and ensuring safety and environmental protection. This section estimates projected demand for new housing and non-residential space, and the development potential provided under the General Plan land use framework.

Full development under the General Plan is referred to as “buildout.” Buildout is calculated based on assumptions about new residential and non-residential development that could be built under the Plan’s land use designations and their respective densities and intensities, adjusted to match expected demand, discussed above. A summary of projected Plan buildout is shown in **Table 2.4-1**.

Table 2.4-1: Population, Housing Units and Jobs and Buildout

	<i>Existing (2010)¹</i>	<i>Net New at Buildout (2035)²</i>	<i>Total at Buildout (2035)³</i>
Housing Units	14,520	1,000	15,520
Population	37,230	2,530	39,760
Non-Residential Square Feet	2,054,000	645,400	2,699,400
Jobs	6,360	1,470	7,830

¹ ABAG estimates are used for 2010 estimates of jobs by sector. Existing non-residential square feet is based on San Mateo County Assessor data, and does not include schools or other public facilities.

² Net new development assumes the following job generation ratios by land use classification: 400 s.f./job in Mixed Use, Retail, Office/Commercial, and Visitor-Serving Commercial classifications; 800 s.f./job in Service Commercial and Public/Institutional classifications; and 1,200 s.f./job in Low Intensity Visitor-Serving Commercial.

³ Numbers may not add up due to rounding.

Source: San Mateo County Assessor’s Office, 2008; ABAG, 2010; Dyett & Bhatia, 2013.

RESIDENTIAL DEVELOPMENT AND POPULATION

ABAG periodically undertakes population projections for each jurisdiction within the nine counties that make up the Bay Area. The 2009 ABAG projections point to continued slow growth in Pacifica over the planning period, to a buildout population of 39,800 by 2035.¹ The proposed Plan uses the Census as a baseline and assumes that Pacifica and its Sphere of Influence will reach the projected population of 39,800 by 2035. Pacifica, then, is projected to

¹ Association of Bay Area Governments (ABAG). 2010. 2009 Projections. Available: <http://www.abag.ca.gov/planning/currentfcst/>.

have a demand for approximately 1,000 new housing units by 2035 to accommodate population growth.²

As shown in **Table 2.4-1**, the General Plan is expected to accommodate an additional 1,000 units, resulting in approximately 15,520 housing units in the Planning Area. Assuming that average household size and occupancy rates remain stable, buildout of the General Plan would accommodate a population of approximately 39,760 in the Planning Area, or an increase of approximately 2,530. The mix of new housing units by land use type during the planning period is presented in **Table 2.4-2**.

Table 2.4-2: Additional Housing Units by Land Use Type

<i>Land Use Classification</i>	<i>Additional Units</i>	<i>Percent of Total Units</i>
Residential/Open Space/ Agriculture	70	7
Very Low Density Residential	130	13
Low Density Residential	260	26
Medium Density Residential	40	4
High Density Residential	60	6
Coastal Residential Mixed Use	50	5
Mixed Use Neighborhood	220	22
Mixed Use Center	150	15
Urban Reserve	20	2
Total	1,000	100

NON-RESIDENTIAL DEVELOPMENT AND EMPLOYMENT

ABAG estimates that Pacifica and its Sphere of Influence (SOI) had 6,360 jobs in 2010, and projects that Pacifica and its SOI will gain 1,400 jobs between 2010 and 2035.³ Assuming typical averages of non-residential floor area per employee, the estimated 1,400 new jobs gained between 2010 and 2035 would require the development of approximately 630,000 square feet of additional non-residential building area.

As shown in **Table 2.4-1**, the General Plan is expected to accommodate an additional 645,400 square feet of non-residential floor area. At buildout, the Planning Area will accommodate approximately 7,830 jobs, in line with ABAG projections.

² ABAG’s most recent forecast for growth in the Bay Area by jurisdiction is from the Plan Bay Area Jobs-Housing Connection Strategy, 2012. This forecast supports the new regional transportation and land use plan, which is expected to be adopted in July 2013. It projects 14,640 households in Pacifica and its Sphere of Influence in 2040. This may represent slightly slower growth than the 2009 projections, which anticipate 14,630 households in 2035. Note that the Plan Bay Area forecast does not address the year 2035, which is the buildout year for this General Plan.

³ ABAG, 2010.

The mix of new jobs by land use type during the planning period is shown in **Table 2.4-3**. The total number of additional jobs was obtained by determining the number of jobs by land use classification and subtracting the number of jobs from existing development. The Visitor-Serving Commercial land use category would accommodate about 70 percent of the new jobs while the Mixed Use Center land use category would accommodate about 10 percent of the new jobs. The other land uses under the proposed General Plan would accommodate the remaining 20 percent of the new jobs.

Table 2.4-3: Additional Jobs by Land Use Type

<i>Land Use Classification</i>	<i>Jobs</i>	<i>Percent of Total</i>
Coastal Residential Mixed Use	30	1
Mixed Use Neighborhood	220	11
Mixed Use Center	210	10
Retail Commercial	30	1
Office/Commercial	70	3
Service Commercial	30	1
Visitor-Serving Commercial	1,470	70
Low-Intensity Visitor Serving Commercial	20	1
Public/Institutional	10	0.5
Subtotal	2,090	100
<i>Existing Development</i>	620	
Total	1,470	

Note: Percentage total may not add up due to rounding

Source: Dyett & Bhatia, 2013.

JOBS/EMPLOYMENT BALANCE

A city's jobs-to-employed residents ratio reflects the relative balance between jobs and housing in a community. In theory, a jobs-to-employed residents ratio of one would eliminate the need for commuting. More realistically, a balance means that in-commuting and out-commuting are matched, leading to efficient use of the transportation system, particularly during peak hours, and more local job opportunities for residents.

In Pacifica, the ratio of jobs to employed residents was 0.29 in 2010. This means that today there are more than three employed residents for every job in Pacifica. Regional connections to jobs outside the City, then, are an essential component of Pacifica's economic stability. In contrast to Pacifica, both San Mateo County and the San Francisco Bay Area have slightly more jobs than employed residents, with 1.05 and 1.02 jobs per employed resident, respectively.⁴

⁴ ABAG, 2010; US Census, 2010.

Table 2.4-4: Jobs per Employed Residents

	<i>Existing (2010)</i>	<i>Buildout (2030)</i>
Jobs	6,360	7,830
Employed Residents ¹	21,590	23,080
Jobs/Employed Residents	0.29	0.34

¹ US Census Bureau's American Community Survey 2007-11 is the source for employed residents in 2010. It is assumed that the ratio of employed residents to total population will remain at 58 percent at buildout.data for labor force.

Sources: ABAG, 2010; US Census Bureau, 2013; Dyett & Bhatia, 2013.

2.5 Key Plan Guiding Policies

Important guiding policies for each of the proposed Pacifica General Plan elements are reviewed in this section. Implementation policies are included in the Plan itself. Guiding and implementing policies from the proposed General Plan are incorporated by reference into this project description and analyzed in this EIR. A summary of key guiding policies is as follows:

ECONOMIC SUSTAINABILITY

- **Leverage Assets.** Leverage Pacifica’s coastal location and unique assets as a primary means to strengthen the local economy, focusing on increasing tourism facilities, including shops, hotels, restaurants, and hiking trails.
- **Maintain Fiscal Sustainability.** Foster a fiscally healthy City government and enlarge the City’s revenue base as necessary to sustain and support the community.
- **Promote a Positive Image.** Promote a positive image of Pacifica as a desirable place to work, live, and visit.
- **Support Existing Businesses.** Retain and foster the growth of existing Pacifica businesses, and foster a positive relationship between the business community and the City government.
- **Attract New Businesses and Jobs.** Seek out new businesses that will employ and serve Pacifica residents, improving the City’s jobs/housing ratio.
- **Ensure Environmental Protection.** Ensure that economic development in Pacifica proceeds synergistically with environmental protection.

COMMUNITY DESIGN

Urban Structure

- **Identifiable City Structure.** Reinforce a clear city structure, characterized by a progression of ridges, neighborhoods, and activity centers.

- **Distinct Activity Centers.** Create primary activity centers at West Sharp Park, Rockaway Beach, and Linda Mar, and neighborhood centers in Pacific Manor and Park Pacifica.

Neighborhoods and Districts

- **Neighborhood Conservation.** Preserve the unique qualities of each of Pacifica's residential neighborhoods.
- **Enhanced Mixed Use Areas.** Create distinctive mixed-use areas by ensuring good building form and building-sidewalk interface, and providing pedestrian-oriented streets and public spaces.

Hillside and Coastal Development

- **Hillsides and Prominent Ridgelines.** Maintain development standards that ensure that new development does not detract from the visual qualities of Pacifica's hillsides and visually prominent ridgelines.
- **Scenic and Visual Amenities of the Coastal Zone.** Protect the City's irreplaceable scenic and visual amenities in the Coastal Zone by protecting landforms, vegetation, special communities, and important viewsheds.

Scenic Routes

- **Views from Scenic Routes.** Ensure that designated viewsheds from Highway 1 and Sharp Park Road are preserved and enhanced. These views are an essential part of Pacifica's identity.
- **Gateways.** Create strong entrances and preserve the quality of experience of movement along primary travel routes.

LAND USE

Land Use Framework

- **Coastal Development.** Ensure that development maximizes beach and coastal open space access and is oriented as much as possible to each particular coastal environment in use, design, and intensity.
- **Concentrated Development.** Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and where it will not have significant impacts on coastal or other resources.
- **Future Residential Development.** Limit development to sites that are not critical for open space connections or habitat preservation, and which will be in harmony with the surrounding natural setting.
- **Higher-Density Housing.** Locate higher-density housing in accessible places close to community shopping areas.

- **Commercial Area Revitalization.** Facilitate the revitalization of shopping areas and the creation of distinct commercial districts in Pacifica, resulting in wider shopping and dining opportunities for residents, enhanced attractions for visitors, increased sales tax revenues, and a stronger community image.
- **Compact Mixed Use Development.** Facilitate compact mixed-use development on sites with good access to transit. Mixed-use development may include housing or office space with retail, restaurants, or personal service businesses.
- **Open Space Conservation and Habitat Protection.** Protect beaches, oceanfront bluffs, ridgelines, hillside areas adjacent to existing open space, and areas that support critical wildlife habitat and special status species.
- **Citizen Participation.** Continue broad-based citizen participation in the planning process.

CIRCULATION

Roadway Network and Planned Improvements

- **Comprehensive Circulation System.** Create a comprehensive, multi-modal transportation system with streets and highways; transit facilities; a continuous network of sidewalks and bicycle routes.
- **Serve All Users.** Plan, design, build, and maintain transportation improvements to support safe and convenient access for all users with priority for “complete streets” projects that facilitate walking, bicycling and transit use wherever possible.
- **Safety.** Make safety a primary objective in street planning and traffic regulations.
- **Level of Service (LOS) for All Modes of Travel.** Assess the performance of the transportation system by measuring how well pedestrians, bicycles, and transit vehicles as well as automobiles are able to move within and through the community.
- **Vehicle Miles Traveled.** Strive to reduce overall vehicle miles travelled by developing higher-density, mixed use areas, designing pedestrian-oriented streets, and improving transit options and efficiency.
- **Context Sensitivity.** Plan, design, and build transportation improvements so that they respect the surrounding environment.

Transportation improvements will be undertaken in consultation with local residents and businesses.

- **Congestion on Highway 1.** In consultation with Caltrans, seek solutions to ease the traffic congestion that occurs on Highway 1 near the Reina Del Mar, Fassler Avenue, and Linda Mar Boulevard intersections. Strive for the greatest benefit with the least environmental impact possible.
- **Congestion on Hickey and Skyline.** Improve travel to and from Pacifica’s northern neighborhoods by easing congestion on Hickey Boulevard through coordinated signalization or other changes, and working with the County to improve operations on SR 35 (Skyline Boulevard).

- **Coordination of Local and Regional Actions.** Coordinate local transportation planning and improvements with State, Regional and County agencies to ensure consistency with the Regional Transportation Plan, the Congestion Management Program, and other regional actions.

Pedestrian and Bicycle Network

- **Bicycle and Pedestrian Routes.** Establish trails, bike routes and pedestrian amenities connecting neighborhoods to major shopping and public facility destinations, and fill in gaps in the existing network.
- **Walkable Neighborhoods.** Improve pedestrian amenities to create more walkable neighborhoods, especially in mixed-use activity centers and around schools.
- **Recreational Access.** Provide recreational access to coastal resources and public open space in keeping with Pacifica's natural environment, with links to regional trails and bicycle corridors.

See Chapter 6 for additional Trail System policies.

- **Mobility for All Users.** Create a safe and attractive walking environment accessible for all users, particularly persons with disabilities, seniors, and younger residents and visitors.
- **Connections Across Highway 1.** Enhance under- and over-crossings of Highway 1 for pedestrians and bikes to improve accessibility and connect neighborhoods to each other and to the coast.
- **Coastal Trail and North-South Bikeway.** Complete the Coastal Trail and the north-south bikeway from the north to sound end of the City parallel to Highway 1, providing clear, safe and efficient means to traverse coastal Pacifica.

Public Transportation and Transportation Demand Management

- **Improved Public Transit.** Advocate for SamTrans and other public transit providers to improve transit service and facilities, to enable trips to be made without use of a car.
- **Transportation Demand Management (TDM).** Support TDM strategies to reduce congestion and single-occupant vehicle travel.

Truck Movement

- **Truck Movement and Quality of Life.** Balance commercial goods movement with the health and quality of life priorities of the community.

Parking

- **Private Parking.** Ensure adequate off-street parking in all new development.
- **Public and Visitor Parking.** Facilitate beach and recreational use by providing safe and well-located public parking.

- **Commuter Parking.** Facilitate transit use by providing safe, well-located park-and-ride lots.

OPEN SPACE AND COMMUNITY FACILITIES

Parks, Beaches and Open Space

- **Development of City Parks.** Create and enhance neighborhood and pocket parks and plazas to provide access to local recreational space to all Pacifica residents.
- **Recreation Facilities.** Enhance outdoor recreation facilities and services in local parks, in coordination with youth and adult leagues and community groups with priority given to sports fields and off-leash dog play areas.
- **Community Gathering Place.** Create or enhance one or more public plazas or central gathering places where all Pacifica residents come together. This place or places should be connected with concentrated, mixed use areas.
- **School Playfields.** Continue to cooperate with the school districts to make school play fields available for public use after school hours.
- **Open Space Preservation.** Preserve open space that protects natural resources, visual amenities, and public health and safety.

The top priority areas for conservation are beaches, oceanfront bluffs, ridgelines, hillsides areas adjacent to existing open space, and areas that support critical wildlife habitat and endangered species. See Figure 6-1 in the General Plan.

- **Coastal Areas Suited for Water-Oriented Recreation.** Continue to protect coastal areas suited for water-oriented recreational activities.
This policy applies to, but is not limited to, the following: fishing at Pacifica Pier, surfing and other water recreation at Pacifica State Beach.

Trail System

- **Trail System Expansion.** Expand the trail system in Pacifica to create a connected trail network with communitywide links to open space and recreation facilities, as shown on Figure 6-3 of the General Plan.

Coastal Access

- **Coastal Access and Recreational Opportunities.** Provide maximum coastal access and recreational opportunities for all people consistent with public safety and the need to protect public rights, rights of property owners, and natural resource areas from overuse, including access at each point identified on Figure 6-4 of the General Plan.
- **Management of Public Access.** Provide public access in a manner that takes into account the need to regulate the time, place, and manner that access is provided, based on such factors as topographic and site constraints; the fragility of natural resources; and the privacy of adjacent residential uses.

- **Distribution of Public Coastal Facilities.** Continue to distribute public facilities, including parking areas or facilities, so as to mitigate against the impacts of overcrowding or overuse by the public of any single area.

Schools and Community Facilities

- **Optimize School Facilities.** Coordinate with the school districts to ensure facilities are adequate, and to plan for reuse and redevelopment opportunities that help to meet goals of both the districts and the City.
- **Public Facilities Improvements.** Enhance public community facilities in Pacifica, with top priorities being a new library/learning center and a new City Hall or civic center.
- **Youth Activities.** Create more facilities and activities for youth in Pacifica, especially teenagers, at locations accessible by bus and bicycle as well as by car.
- **Community Services.** Continue to provide services to seniors and others in need, either directly or through support to other organizations.
- **Cultural Facilities.** Foster the expansion and creation of programs and facilities for the visual and performing arts and the study and appreciation of natural resources.

CONSERVATION

Water Resources

- **Water Quality.** Support the improvement of Pacifica's water quality, including both surface water and groundwater, through Best Management Practices (BMPs) for stormwater management, stream restoration, and riparian habitat restoration.
- **Watershed Management.** Recognize the interrelated nature of Pacifica's hydrology system, its watersheds, and development in the Planning Area, and protect water resources through comprehensive management of entire watersheds.
- **Maintain Creeks as a Resource.** Ensure both access to and ecological functionality of the creek system in Pacifica.
- **Water Conservation.** Work with the Water District to meet State targets for reducing per capita urban water use by 10 percent by 2015 and 20 percent by 2020.
Pacifica's water conservation efforts will include water efficient landscaping requirements, incentives for water conservation, and development of a system to use recycled wastewater.
- **Wastewater Treatment.** Ensure that the City maintains adequate capacity to handle wastewater, and continue to expand wastewater recycling.
- **Retain Natural Processes.** Enable natural processes to occur on developed sites, and utilize these processes to enhance the built environment and users' experiences of it.

Biological Resources

- **Wildlife and Critical Habitat.** Conserve and protect indigenous threatened, endangered, and other special status species by preserving critical habitat.

Habitat areas shall be identified as top priorities for permanent conservation, and as such habitat shall be protected by avoiding development or buildout to occur in areas of critical habitat for special status species. Additionally, public land shall be managed to ensure species protection. Critical Habitat in the Coastal Zone is considered Environmentally Sensitive Habitat Area (ESHA).

- **Coastal Environment and Sensitive Natural Communities.** Conserve and protect beaches, sand dunes, coastal bluffs, and other habitats for special status species, particularly the Coastal bluff scrub on the northern bluffs.
- **Creeks and Riparian Areas.** Protect year-round creeks and their riparian habitats.
San Pedro Creek has been designated an “impaired waterway” by the Regional Water Quality Control Board and provides critical habitat to a federally-listed threatened species, the California coast population of steelhead.
- **Trees.** Conserve trees and encourage native forestation and planting of appropriate trees and vegetation.
- **Other Environmentally Sensitive Areas.** Protect High Value or High Habitat Value areas, Wildlife Movement Corridors and Coastal Commission-designated Environmentally Sensitive Habitat Areas from development.

Land and Soil Resources

- **Preserve Agricultural Open Space.** Promote the preservation of agricultural open space in the Planning Area.
- **Protect Significant Mineral Resources.** Cooperate with regional agencies to protect coastal sediment and significant mineral resources in the Planning Area.

Air Quality

- **Improve Air Quality.** Reduce emissions of ozone-producing pollutants and particulate matter to improve regional air quality and protect the health of Pacifica and Bay Area residents.

Energy and Greenhouse Gases

- **Renewable Energy.** Support the use and development of renewable energy through City purchasing, and facilitation of local renewable energy generation.
- **Energy Conservation.** Support efforts to reduce energy use by increasing energy efficiency in buildings and promoting awareness of energy use.
- **Waste Reduction.** Seek to reduce overall solid waste by limiting packaging, controlling construction and demolition waste, and promoting composting and recycling.

Cultural Resources and Historic Preservation

- **Historic and Cultural Sites.** Conserve designated historic and cultural sites and structures that help define Pacifica's identity and character and increase public awareness and appreciation them.
- **Ensure Mitigation.** Require mitigation for any new development that would adversely affect archaeological or paleontological resources.

SAFETY

Seismic and Geologic Hazards

- **Reduce Risk.** Minimize risks of property damage and personal injury posed by geologic and seismic hazards.

Flooding and Drainage

- **Development in Hazardous Areas.** Protect new development in 100-year floodplains and tsunami hazard zones with flood damage prevention programs.
- **Sea Level Rise Adaptation.** Establish policies to minimize the risk to persons and property posed by potential sea level rise.

Hazardous Materials and Operations

- **Contaminated Sites.** Facilitate clean-up programs at contaminated sites, particularly on properties with the potential to develop or be reused for public purposes.
- **Safe Disposal.** Continue to promote the reduction, recycling, and safe disposal of household and business hazardous wastes through public education and awareness.

Fire Hazards

- **Fire Prevention.** Protect Pacifica residents and businesses from potential wildland fire hazards.

Public Safety and Emergency Management

- **Emergency Response.** Foster an efficient and coordinated response to emergencies and natural disasters.
- **Public Awareness.** Support continuing public awareness of hazards, including avoidance, disaster preparedness, and emergency response procedures.
- **Disaster Preparation.** Make infrastructure investments, enforce regulations, and disseminate information that will improve disaster response and recovery, with the goal of minimizing damage to people and property.

NOISE

Noise Exposure Standards

- **Coordination with Other Agencies.** Continue to work with other agencies, airports and jurisdictions to reduce noise levels in Pacifica created by their operations.
- **Acceptable Noise Environment.** Strive to achieve an acceptable noise environment for the environmental, health and safety needs of present and future residents of Pacifica.
- **Sensitive Land Uses.** Protect noise sensitive land uses, such as schools, hospitals, and senior care facilities, from encroachment of and exposure to excessive levels of noise.

2.6 Implementation of the Proposed General Plan

Implementing the General Plan will involve the City Council, the Planning Commission, other City boards, committees and commissions, and City departments. The City also will need to consult with San Mateo County and other public agencies about implementation proposals that affect their respective areas of jurisdiction. The principal responsibilities that City officials and staff have for Plan implementation are briefly summarized below; details on their powers and duties are in the Pacifica Municipal Code.

CITY COUNCIL

The City Council is responsible for the overall management of municipal affairs; it acts as the legislative body and is responsible for adoption of the General Plan and any amendments to the General Plan. The City Council is also responsible for approving and administering the zoning and subdivision ordinances to implement the General Plan. The Council also may adopt area plans and specific plans, as needed for General Plan implementation. The City Council appoints the City Manager who is the chief administrator of the City and has overall responsibility for the day-to-day implementation of the Plan. The City Council also appoints members to the City's standing commissions established under the Municipal Code and to advisory committees. The Council's role in implementing the General Plan will be to set implementation priorities; approve zoning map and text amendments, and subdivision maps consistent with the General Plan; and approve a Capital Improvement Program and budget to carry out the Plan.

PLANNING COMMISSION

The Planning Commission is responsible for preparing and recommending adoption or amendment of the General Plan, zoning and subdivision ordinances and other regulations, resource conservation and management plans, and programs and legislation needed to implement the General Plan. The Planning Commission also may prepare and recommend adoption of design guidelines and specific plans, developer-initiated master plans, neighborhood plans or special plans, as needed for Plan implementation. Finally, the

Commission is responsible for development project review, as specified in the zoning ordinance, and for other implementation actions, as specified in Plan elements or in the zoning ordinance.

PLANNING DEPARTMENT

The Planning Department is responsible for the general planning and development review functions undertaken by the City. It is in charge of implementation of the Pacifica General Plan, Local Coastal Land Use Plan, Pacifica Zoning Ordinance, Rockaway Beach Specific Plan, as well as building codes, design guidelines and the Municipal Regional Stormwater Permit. The Building Division of the Department administers the Building Code, issues building and demolition permits and inspects new construction for compliance with Building Code requirements. Specific duties related to General Plan implementation include preparing zoning and subdivision ordinance amendments and design guidelines for Council approval, reviewing development applications, conducting investigations and making reports and recommendations on planning and land use, zoning, subdivisions, development plans and environmental controls. The Planning Department is also responsible for state mandated environmental review related to development in the City and coordinates activities with school districts related to school sites. Finally, the Planning Department has the primary responsibility for preparing the annual report on the General Plan and conducting the five-year review.

PUBLIC WORKS DEPARTMENT

The Public Works Department is responsible for planning, design and development of public infrastructure projects; traffic and transportation engineering; providing engineering support to the Planning Department for private development project and subdivision infrastructure review, emergency management technical services, and surveying. The Public Works Department maintains parks, playfields, streets and trails; and provides a tree program and clean beaches for community enjoyment as well as safe and reliable transportation and facilities for all city departments. The Department reviews current development applications, subdivision maps, grading permits, public improvement plans, encroachment permits, development in the flood zone, and sewer permits. It also does construction inspection for permits it issues and is responsible for the design and construction of capital improvement projects. Specific implementing responsibilities are established in the Circulation; Open Space and Community Facilities; and Safety elements of the General Plan.

PARKS, BEACHES, AND RECREATION DEPARTMENT

The Parks, Beaches and Recreation Department is responsible for managing the City's parks, beaches and recreation services. Specific implementing responsibilities are established in the Open Space and Community Facilities Element of the General Plan. The Department also will be preparing a Parks and Recreation Master Plan to implement the General Plan. The mission of the department is to connect the community and visitors to the natural resources available in the City and provide community programs and events for all ages.

POLICE DEPARTMENT

Within the City, responsibility for public safety is assigned to the Police Department. The department coordinates with the North County Fire Authority and the County on mutual aid. Specific implementing responsibilities under the General Plan are established in the Safety Element.

The Police Department is made up of the Field Services, Investigations, Communications, and Records Divisions. Each department carries out specialized duties to ensure the most effective performance by the entire Police Department. Specific responsibilities and programs of the Police Department include, but are not limited to: crime prevention, crisis intervention, safety awareness and natural disaster preparation awareness.

WASTE WATER TREATMENT DEPARTMENT

The Water Recycling/Wastewater Division is responsible for the operation and administration of the city's Calera Creek Water Recycling Plant. The Division will be responsible for implementing aspects of the Conservation Element.

OTHER COMMISSIONS AND COMMITTEES

The City has two standing commissions and six advisory committees and task forces to assist in General Plan implementation and other responsibilities assigned to them by the City Council. As of May 2013, these include:

- Beautification Task Force
- Economic Development Committee
- Emergency Preparedness & Safety Commission
- Financing City Services Task Force
- General Plan Outreach Committee
- Open Space and Parkland Advisory Committee
- Parks, Beaches & Recreation Commission
- Planning Commission

The General Plan does not envision any substantive change in the responsibilities assigned to these committees. The City Council though may periodically revise and update the list of advisory committees and create new committees and task forces, as needed.