

3.12 Parks, Public Services, and Facilities

This chapter presents the environmental setting and impact analysis of the proposed Pacifica General Plan on parks, public services, and facilities. The public services included in this EIR include public safety services and facilities, schools, parks, and other public facilities.

Environmental Setting

PHYSICAL SETTING

Fire and Other Emergency Services

The cities of Brisbane, Daly City, and Pacifica are contributing members of the North County Fire Authority (NCFA), a Joint Powers Authority established in 2003. The Fire Authority provides both emergency response and non-emergency public safety services to the three cities and their 185,000 people in its service area. Two of the Authority's 10 stations are in Pacifica. Fire Station 71, at 616 Edgemar Avenue, serves the north end of Pacifica, while Fire Station 72, at 1100 Linda Mar Boulevard, serves the south end. **Figure 3.12-1** shows the locations of these fire stations.

Service Response

North County Fire Authority has the following service ratio and response time standards:

- Service ratio standard: one responder per 1,500 population.
- Response time standards for fire service: Four-minute travel time to 90 percent of calls for fire service, and eight-minute travel time for all apparatus on-scene for fire calls for service.
- Response time standard for Emergency Medical Services (EMS): Under seven-minute travel time (6:59) for first response to 90 percent of calls.

Pacifica's long, narrow geography and its reliance on Highway 1 as the single north-south access route makes the City a challenge for fire response. A 2008 study of fire protection options for the City of Pacifica indicated that the Vallemar, West and East Fairway Park, Rockaway Beach, and Rockaway neighborhoods in central Pacifica are beyond four-minute travel distance from northern San Mateo County fire stations, corresponding with the

standard response time for first-due fire apparatus. The full assignment response time standard cannot be met in Pacifica from Vallemar south.¹ NCFAs EMS standard is for 90 percent of calls to be reached in less than seven minutes. According to the EMS Chief for the Fire Authority's North Zone, this standard is met for 97 percent of calls in the zone, including approximately 93 percent of calls in Pacifica.

Pacifica has an ISO rating² of 4 on a scale from 1 to 10, with 1 being the highest. The Fire Authority considers the City's geography to be the limiting factor for delivery of fire service. According to NCFAs, a third, mid-point station in Pacifica with a truck and engine company has been discussed for some time. The area that currently does not meet first-response time standards currently has a low density of development, and so it has fewer persons and structures threatened by fire. However, a new station would be needed if the central part of Pacifica were to experience substantial new development, for example at the Quarry site.

Police

The Pacifica Police Department responds to public safety calls, provides traffic safety and security for public events, and handles calls for assistance (some 20,000 annually). The Department handles dispatch services on evenings and weekends for the Department of Public Works and the NCCWD, and participates when needed in the Northern San Mateo County Gang Task Force and the San Mateo County Narcotics Task Force. It has assigned officers to schools to help strengthen the relationship between schools, students, and the police. The Police Department serves the City from its station at 2075 Coast Highway, shown in in **Figure 3.12-1**. The 18,000 square foot station, opened in 2004, has been deemed adequate to support a sufficient level of service for future population growth in Pacifica.

Service Response

The Police Department currently has 39 sworn officer positions, or approximately one officer per 1,000 residents. In 2008, the average response time—the time between dispatch and officer arrival at the scene—was eight minutes, 26 seconds (8:26) for code-1 calls; 7:47 for code-2 calls and 6:14 for code-3 calls. The Department's response time standards state that officers shall respond without delay to all calls for police assistance "as soon as possible consistent with normal safety precautions and vehicle laws." Emergency calls take precedence. The Department solicits community feedback and documents responses in "Supervisor Follow-ups." In 2008, the Department conducted 428 follow-ups, 90 percent of which rated level of service as "excellent and another 10 percent as "good."³

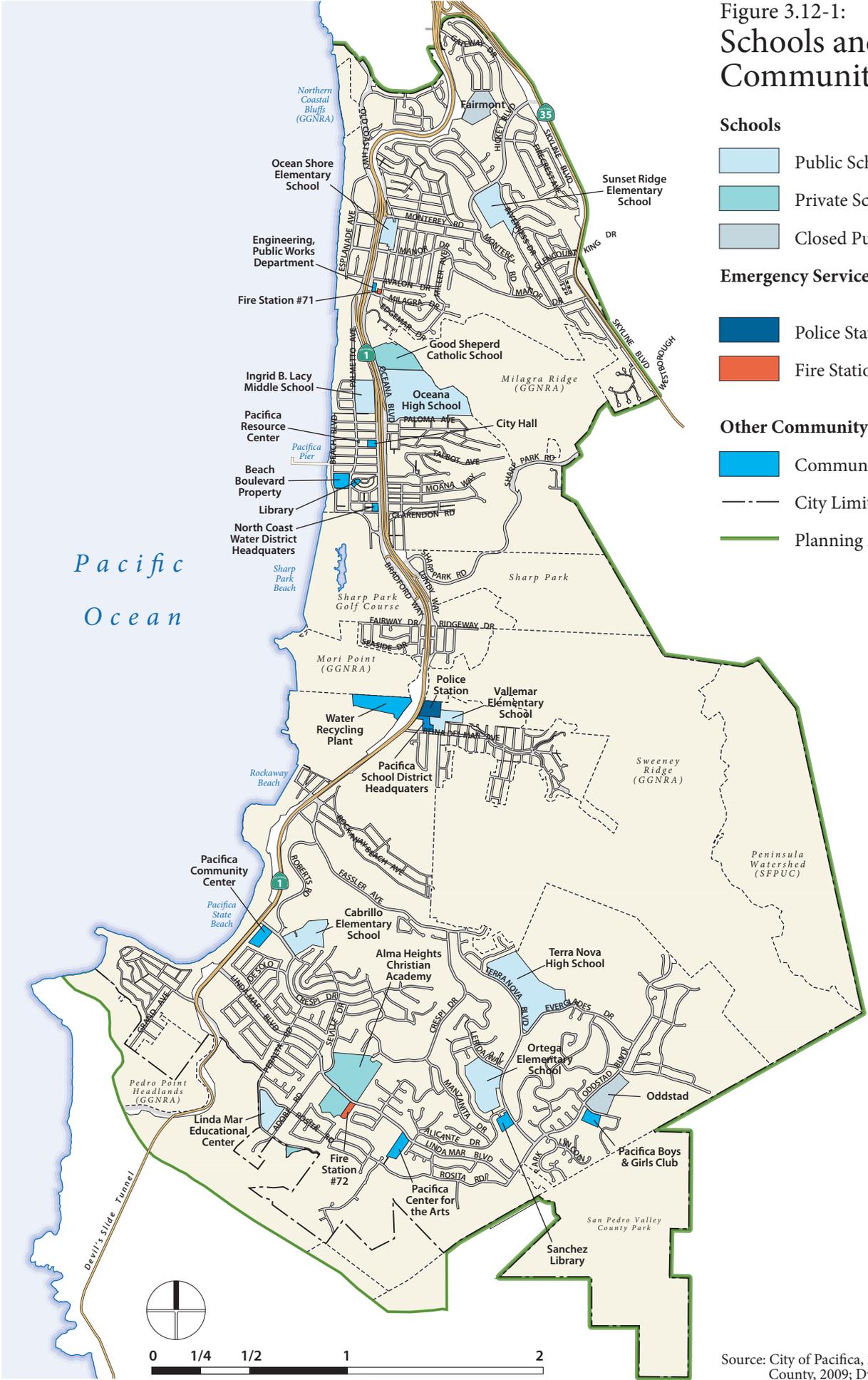
¹ Emergency Services Consulting, 2008.

² Insurance Services Office (ISO) has a system for determining the price of fire insurance in a community through a 1 to 10 classification system.

³ Pacifica Police Department, 2009.

Figure 3.12-1:
Schools and
Community Facilities

- Schools**
- Public School
 - Private School
 - Closed Public School
- Emergency Services**
- Police Station
 - Fire Station
- Other Community Facilities**
- Community Facility
 - City Limits
 - Planning Area



Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.

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Schools

Enrollment and Capacity

Pacifica School District serves students in kindergarten through 8th grade, while Jefferson Union High School District serves students in 9th through 12th grades. There are also three private schools within the city. School facilities are shown in **Figure 3.12-1**.

Pacifica School District

Pacifica School District (PSD) currently operates two K-5 elementary schools, Sunset Ridge and Ortega, three K-8 schools, Ocean Shore, Vallemar, and Cabrillo, and one middle school, Ingrid B. Lacy. The Linda Mar Education Center provides pre-school and Kindergarten classes, special education, and support space for home-schooled children. Pacifica School District has recently completed a \$60 million program of renovations to all current schools, funding by a 1997 bond measure, revenue from sale of school property, and funds from the City.⁴ PSD closed several schools in the 1980s and 1990s, and currently has three school buildings not being used as full school sites (Linda Mar, Fairmont, and Oddstad).

As of 2010-2011, the District enrolls 3,164 students in kindergarten through 8th Grade. Enrollment has held nearly steady since 2001-2002, with variations of only 30 to 50 students annually, with slow growth in the most recent years. Overall, schools are at 97 percent of capacity (see **Table 3.12-1**). PSD offers open enrollment at all schools, allowing families to enroll children at the school of their choice based on specific preference factors. This policy gives families the choice between sending children to a traditional elementary and middle school or to a K-8 school, and has also given the district flexibility.

Jefferson Union School District

Jefferson Union High School District (JUHSD) enrolls 4,960 high school and high-school-equivalent students in Brisbane, Colma, Daly City, and Pacifica. The district has two high schools in Pacifica. Terra Nova High School, in the Park Pacifica neighborhood, had an enrollment of 1,249 students for the 2010-2011 school year. Oceana High School, in East Sharp Park, had 552 students in an alternative college preparatory program. JUHSD offers open enrollment at all schools, allowing students to enroll at the school of their choice. Students from outside Pacifica attend high school in Pacifica, and Pacifica students also attend high school in Daly City.

Both Oceana and Terra Nova high schools have large campuses (56 acres and 43 acres, respectively) with football and soccer fields, baseball diamonds, tracks, tennis courts, and auditoriums. The facilities are adequate to handle current enrollment, and significant excess capacity exists at Oceana. JUHSD bond-funded modernization projects include a new football stadium and track at Terra Nova; a new classroom building and 350-seat theater at Terra Nova; rehabilitation of the swimming pool at Oceana (completed); and improvements to existing buildings at both schools.

⁴ Pacifica School District, "City of Pacifica General Plan Update Education Services Response Form," 2009.

Private and Parochial Schools

There are three private schools in the Planning Area. Alma Heights Christian Academy, in the Linda Mar neighborhood, was founded in 1950. The school expanded to a second campus across Linda Mar Boulevard in the 1970s, and added a high school in the late 1980s. Approximately 300 students are enrolled as of 2009. Good Shepherd School was established in 1968 by Good Shepherd Catholic Church in East Sharp Park, and today enrolls 260 students in grades K-8. Montessori School of Linda Mar was started in 1977, and serves some 50 pre-school-aged children.

Projected Enrollment

PSD projects roughly 10 percent enrollment growth over the next five to ten years. Over the longer term, the District cites regional projections from San Francisco State University which anticipate a small increase in student enrollment over 20 years. Given projected enrollment gains and the flexibility provided by the Oddstad and Linda Mar sites, which could hold an additional 1,000 students, the District believes that existing facilities are adequate to maintain a sufficient level of services.

JUHSD projects enrollment growth based on elementary school enrollment in local districts, and historic trends. Based on its 2006 Facilities Master Plan, the District believes its current facilities—with planned renovations—are sufficient to accommodate future need. Schools in Pacifica are currently enrolled at 71 percent capacity.

Table 3.12-1: Existing Public Schools by Enrollment Capacity

<i>School (Grade Levels)</i>	<i>2012-13 Enrollment</i>	<i>Capacity</i>	<i>Enrollment as Percent of Capacity</i>
Pacifica School District			
Ortega (K-5)	506	500 - 600	84%
Sunset Ridge (K-5)	629	500 - 600	105%
Cabrillo (K-8)	564	564	100%
Ocean Shore (K-8)	421	320 - 375	112%
Vallemar (K-8)	551	564	98%
Ingrid B. Lacy (6-8)	535	675	79%
Linda Mar Educational Center (Pre-K-8)	26	NA	NA
Subtotal	3,262	3,378	97%
Jefferson Union High School District (Schools in Planning Area)¹			
Oceana (9-12)	652	1,000	65%
Terra Nova (9-12)	1,145	1,550	74%
Subtotal	1,797	2,550	70%

1. JUHSD also operates three high schools in Daly City, enrolling 3,058 students in 2012-2013. Some Planning Area residents attend these schools.

Sources: California Dept. of Education, 2012-2013; Pacifica School District, 2013; Jefferson Union High School District, 2013; Dyett & Bhatia, 2013.

Libraries

Pacifica is served by the San Mateo County Library (SMCL), a system with 12 branch libraries and a service area population of approximately 280,000. Library facilities are shown in **Figure 3.12-1**. Pacifica is the only City in the Library system where the branch is divided into two facilities. The Pacifica-Sharp Park library is located in West Sharp Park in the northern part of the City, while the Pacifica-Sanchez library is adjacent to the Park Mall shopping center in the south. According to County records, an estimated 85 percent of Pacifica's households have at least one membership. However, circulation and library visitor numbers have been lower in Pacifica compared to most other libraries in the SMCL system.

San Mateo County Library is a Special District, and collects a portion of property taxes throughout its service area. Property taxes currently provide 90 percent of SMCL's funding.⁵ In 1999, a Joint Powers Authority (JPA) agreement was established between the member cities and County to improve the Library's ability to coordinate on long-term management and funding. Under the agreement, the City of Pacifica is responsible for the cost of maintaining Pacifica's two libraries.

Parks

City parks and school playfields provide active use areas and areas for local passive enjoyment for Pacifica residents. Five categories are identified: district parks, neighborhood parks, pocket parks, special facilities, and school grounds. These are shown in **Figure 3.12-2**. As **Table 3.12-2** shows, Pacifica's City parks and school grounds total approximately 250 acres, providing 6.5 acres per 1,000 Pacifica residents in 2010.

Existing Parks and Recreation Facilities

District Parks

Pacifica has one park whose size and range of amenities translates to a service area larger than the immediate neighborhood. Frontierland Park, at the eastern edge of the Park Pacifica neighborhood, comprises 63 acres. It features a picnic area with ten tables, a prep counter, and two large barbeque pits. The park also has sports fields, a children's play area, and undeveloped hillside land.

Neighborhood Parks

Pacifica has six neighborhood parks ranging in size from about four to 20 acres for a total of 55 acres. These parks are, from north to south, Fairmont West Park, Fairmont Park, Imperial Park, Fairway Park, Oddstad Park, and Sanchez Park.

⁵Pacifica Library Foundation, "A Great Community Deserves a Great Library," 2007. Accessed at <http://www.greatlibrary4pacifica.org>.

Pocket Parks

Pacifica also has 11 small parks with playlots or public use areas serving the immediate vicinity. Edgemar Park, Skyridge Park, and Pomo Park are the largest of these, at one to two acres each. Other pocket parks include the City-owned Horizon, Brighton, Palmetto, and Portola Mini-Parks, and privately-developed mini-parks in the Timber Hill, Connemara, Cypress Walk, and Timber Hill subdivisions and on Monterey Road.

Special Facilities

Sharp Park Beach Promenade is located above the seawall in the West Sharp Park neighborhood. It is served by public parking, and is popular for walking and jogging. The Promenade provides picnic tables and access to the Pacifica Pier and Sharp Park Beach.

Pacifica Municipal Pier, built in 1973, is one of the Bay Area's most popular places to fish. No fishing license is needed, and several types of fish can be caught from the pier. The pier is adjacent to the promenade and picnic area along Beach Boulevard. A café is located at the foot of the pier.

The **Grace McCarthy Vista Point**, on Sharp Park Road, features a sheltered viewpoint with benches overlooking the Sharp Park neighborhood, the Pier, and the Ocean.

Pacifica Skate Park opened in 2005, the result of a successful community effort over many years. The skate park is located adjacent to the Pacifica Community Center on Crespi Drive.

School Playfields

Schools also provide recreational resources used by the community, providing about 112 acres of grounds, including playing fields, at nine sites. With the exception of the Oceana High School pool, the City does not have a joint-use agreement with either JUHSD or PSD to operate fields on evenings or weekends. However, other than the Fairmont School site, the grounds are generally available for community use after school hours.

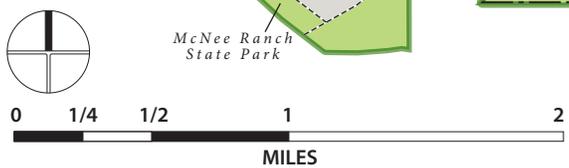
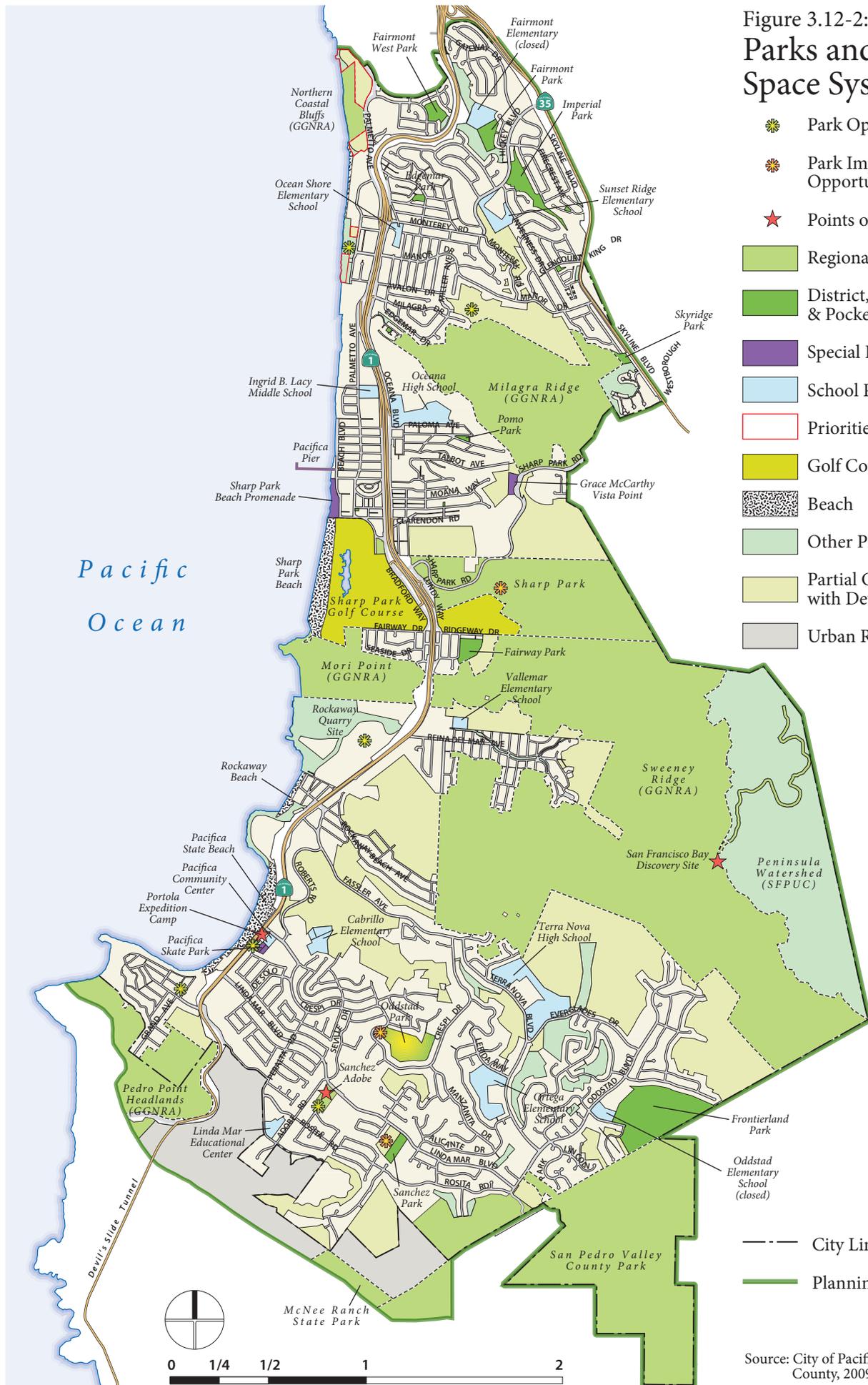
Recreation Facilities and Needs

Athletic Fields and Courts

City parks include five baseball fields and two soccer fields. School sites provide another 15 tennis courts, 10 baseball or softball fields, eight soccer fields, four football fields, three gyms, two full tracks, and two swimming pools. The Jean E. Brink Pool, located at Oceana High School, is home to the City of Pacifica's aquatics program. The pool at Terra Nova High School is not open to the public. Because the City relies extensively on the school districts for recreational facilities, it is important for these facilities to remain available for community use during non-school hours. Pacifica's two high schools feature renovated athletic facilities at both campuses. Other fields at both City and Pacifica School District facilities will need to be rehabilitated during the planning period.

Figure 3.12-2:
Parks and Open Space System

-  Park Opportunity Site
-  Park Improvement Opportunity
-  Points of Interest
-  Regional Open Space
-  District, Neighborhood, & Pocket Parks
-  Special Facilities
-  School Playfields
-  Priorities for Conservation
-  Golf Course
-  Beach
-  Other Protected Open Space
-  Partial Conservation with Development
-  Urban Reserve



-  City Limits
-  Planning Area

Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.

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Table 3.12-2: Existing Parks and Open Space

<i>Park</i>	<i>Acres¹</i>	<i>Park</i>	<i>Acres</i>
District Parks		Special Facilities	
Frontierland Park	63	Grace McCarthy Vista Point	2.6
<i>Subtotal</i>	63	Pacifica Skate Park	1.4
Neighborhood Parks		Rockaway Beach Promenade	0.1
Fairmont Park	6.4	Sharp Park Promenade and Pier	1.3
Fairmont West Park	4.9	<i>Subtotal</i>	5.4
Fairway Park	6.9	School Playfields³	
Imperial Park	12.8	Cabrillo School	10.0
Oddstad Park	19.9	IB Lacy Middle School	4.0
Sanchez Park	4.5	Linda Mar School	4.0
<i>Subtotal</i>	55	Ocean Shore School	4.0
Pocket Parks		Oceana High School	19.0
Brighton Mini-Park	0.1	Oddstad School	5.0
Connemara Mini-Park ²	0.3	Ortega School	17.0
Cypress Mini-Park ²	0.5	Sunset Ridge School	11.0
Edgemar Park	1.2	Terra Nova High School	33.0
Horizon Mini-Park	0.1	Vallemar School	5.0
Monterey Mini-Park ²	0.6	<i>Subtotal</i>	112
Palmetto Mini-Park	0.1	Total	242
Pomo Park	0.8	Current Parks Ratio ⁴	6.5
Portola Mini-Park	0.2		
Skyridge Park	1.9		
Timber Hill Mini-Park ²	0.3		
<i>Subtotal</i>	6.3		

1. Acreage subtotals and totals may not add up due to rounding.

2. Private parks created as part of development, these are not counted as City parkland.

3. Owned and operated by Pacifica School District or Jefferson Union High School District.

4. Acres of publicly-owned land per 1,000 residents, at 2010 population of 37,234.

Sources: San Mateo County Assessor's Office, 2008; City of Pacifica, Dyett & Bhatia, 2012.

Playgrounds

Pacifica currently has 13 playgrounds within its district, neighborhood and pocket parks. West Edgemar-Pacific Manor, much of West Sharp Park, West Fairway Park, Rockaway Beach, and Pedro Point, as well as much of Linda Mar and Park Pacifica, are not within walking distance of a playground. Ideally, playgrounds in existing parks or small new playlots should be developed to improve quality of life for families with small children.

Other Amenities

Many parks feature fields where dogs can play or be walked on-leash, and an off-leash dog park has been developed at Sanchez Park. Dogs are also allowed off-leash at Esplanade Beach. Another off-leash area may be appropriate in the northern part of the City during the planning period. A bocce ball court has been built at the community center, with donated funds and services. Other non-traditional recreation activities are likely to be popular during the planning period.

Regional Parks and Beaches

Regional parks and beaches in the Planning Area total approximately 2,930 acres. Land is owned and managed by various agencies, including the National Park Service, the State of California, San Mateo County, the City and County of San Francisco, and the City of Pacifica. The City does not have permitting authority over park land owned by other public agencies.

Golden Gate National Recreation Area

Sweeney Ridge, Mori Point, Milagra Ridge, and land on Pacifica's Northern Coastal Bluffs are part of the National Park Service's Golden Gate National Recreation Area (GGNRA), which extends in segments from Point Reyes, through San Francisco, to the Santa Cruz Mountains. Additional land owned by the California Coastal Conservancy and the City of Pacifica on Pedro Point Headlands and Sweeney Ridge is expected to be added to the Park. As of 2009, GGNRA estimated approximately 17 million visitors to the Recreation Area as a whole, up from 13 million visitors to 74,820 acres of parkland in 2004.⁶ Protected ridges and coastal bluffs in and adjacent to the GGNRA are features of major local and regional significance as well as being vantage points for impressive views of the coast and bayside ridges and valleys.

As of 2012, GGNRA has released its Draft General Management Plan (GMP), which serves as a foundation and framework for the management and use of park lands, and articulates the desired future conditions for natural and cultural resources and visitor experiences that will best fulfill the legislated purposes of the park. The GMP's preferred overall approach to its lands in San Mateo County is to "focus on the importance of improving access and engaging the community in these newest park lands."⁷

Northern Coastal Bluffs

GGNRA manages approximately 17 acres of bluffs along the ocean in the far northern end of Pacifica. This land offers expansive views from Palmetto Avenue, and coastal bluff scrub considered to have high habitat value. The GMP would preserve and enhance the natural and scenic values and coastal processes here, with some pedestrian access.

⁶ National Park Service, <http://www.nps.gov/goga/parkmgmt/statistics.htm>, accessed 2009.

⁷ National Park Service. Golden Gate National Recreation Area/Muir Woods National Monument, Draft General Management Plan/Environmental Impact Statement. August 2011.

Milagra Ridge

The 245-acre Milagra Ridge area provides habitat to the federally-protected Mission Blue Butterfly and the San Bruno Elfin Butterfly, and is considered sensitive to human disturbance. The park unit also offers spectacular views and historic resources. GGNRA manages Milagra Ridge with the primary goal of protecting and restoring natural habitat, while still providing public access. A recently-completed housing development on lower Milagra Ridge included the additional preservation of 35 acres of open space that could be transferred to GGNRA.

Sweeney Ridge

At 1,470 acres, GGNRA's Sweeney Ridge is the largest public open space tract in Pacifica. The park, reaching an elevation of 1,220 feet, offers views to Mount Tamalpais to the north, Mount Diablo to the east, Montara Mountain to the south, and the Farallon Islands to the west on clear days. Trailheads are located at Skyline College, Shelldance Nursery off Highway 1, and Sneath Lane off Skyline Boulevard. Under GGNRA's General Management Plan, Sweeney Ridge's natural landscape would be protected and trail amenities would be enhanced, including efforts to improve connections to the regional trail network and surrounding public lands. The City of Pacifica has recently acquired 331 acres on upper Cattle Hill directly adjoining Sweeney Ridge on the west, and this land is expected to be transferred to GGNRA.

Shelldance Nursery, just off Highway 1 at the base of Sweeney Ridge, provides shared-use trailhead parking for access to Sweeney Ridge and is used for park maintenance. Shelldance Nursery is identified in GGNRA's General Management Plan for new visitor facilities including restrooms, park orientation and information, a community stewardship/education center, enhanced trailhead parking, and an improved trail connection to Mori Point.

The GMP identifies the possibility that private, undeveloped land on the western face of Cattle Hill and at Millwood Ranch for potential acquisition or conservation easements.

Mori Point

Mori Point, a 106-acre promontory between Sharp Park and Rockaway beaches, was added to the GGNRA in 2002 after years of community involvement and the efforts of the Coastal Conservancy, Pacifica Land Trust, and the Trust for Public Land. Mori Point is accessible from the Coastal Trail along Calera Creek, from the Sharp Park levee at Clarendon and Beach Boulevard, or from Mori Point Road in the West Fairway Park neighborhood. The San Francisco garter snake and California red-legged frog are found on Mori Point, and the unit is to be managed for the protection of these threatened and endangered species, while trail enhancements are also being provided.

Pedro Point Headlands

Pedro Point Headlands is the coastal extension of San Pedro Mountain. Most of Pedro Point Headlands within the Planning Area are now owned by the State of California or the City of Pacifica and are expected to be added to the Golden Gate National Recreation Area within the 20-year planning horizon. Under GGNRA's General Management Plan the area would be

managed for habitat protection and public enjoyment. Trail improvements and the creation of a trailhead and parking area are expected to occur with the closure of the section of Highway 1 bypassed by the Devil's Slide tunnel.

Sharp Park

Sharp Park is the result of a 1917 land bequest by the Murphey family to the City and County of San Francisco, on the condition that the land remain in recreational use. Sharp Park's main feature is an 18-hole public golf course, which occupies 128 acres between the ocean berm and Highway 1 and a portion of the area to the east. A former rifle range was closed in 1988, and clean-up of lead contamination is in progress.

Sharp Park Golf Course provides low-cost golf to the general public, with reduced greens fees for Pacifica and San Francisco residents. In December 2009, the San Francisco Recreation and Park Commission adopted a restoration plan that would retain the golf course while also creating more habitat by realigning parts of the course.

San Pedro Valley County Park

The Middle and South Forks of San Pedro Creek flow year-round through the 1,150-acre San Pedro Valley County Park, providing spawning habitat for migratory Steelhead salmon. The park entrance is reached from the south end of Oddstad Boulevard in Pacifica; near the entrance the park offers two group picnic areas and a small visitors' center. Approximately half of the park is within the Planning Area.

McNee Ranch State Park

McNee Ranch State Park adjoins San Pedro Valley County Park to the west. Trail connections between the parks allow hikers beginning in Pacifica to reach the summit of 1,900-foot North Peak and the ocean at Montara State Beach or Gray Whale Cove. Just 22 acres of this park are within the Pacifica Planning Area.

Beaches

Pacifica State Beach

Pacifica State Beach, stretching more than a half mile between Pedro Point and the Rockaway Headlands, is one of the most popular surfing spots in the San Francisco area. By a 2005 estimate, more than one million visitors use Pacifica State Beach every year. Most of the beach and dunes are owned by the State and are part of the state parks system, but are managed by the City of Pacifica. Restoration work completed in 2004 included purchasing of private property, rehabilitation of the Linda Mar Sewage Pumping Station, wetlands restoration, shoreline protection, dune restoration, improvements to the Coastal Trail, and new public restrooms.

Rockaway Beach

Rockaway Beach lies on a small bay between rocky headlands. The south end of the beach may be accessed from a seafront plaza at the end of Rockaway Beach Avenue in the Rockaway Beach district. A parking lot has been built in recent years connecting the north end of the beach to a new segment of the Coastal Trail crossing the Headlands between Rockaway Beach and Pacifica State Beach. The new section of Coastal Trail along Calera Creek can be reached from the south end of Rockaway Beach.

Sharp Park Beach and Pacifica Pier

Sharp Park Beach extends from Mori Point along the west side of the Sharp Park levee to the West Sharp Park neighborhood. The southern section is owned by the City and County of San Francisco as part of Sharp Park, while the northern portion is owned by the State. The beach is open to the public, and is popular for walking. It is reached from the south from a small trailhead at Mori Point, and from the north at the Beach Boulevard Promenade, where public parking is available. The Promenade also provides access to Pacifica Pier.

Trail System

The Planning Area today features 67 miles of trails, through GGNRA land and in San Pedro Valley County Park, and along the coast including segments along City streets. The trail system is shown in **Figure 3.12-3**. Previous planning efforts have sought to create a system that includes a coastal trail, a ridgeline trail, and lateral trails connecting the ridgeline to the coast.

Coastal Trail

Today, Pacifica's Coastal Trail runs almost the length of the Planning Area, from the Daly City boundary to Pedro Point Shopping Center. The route follows Palmetto Avenue alongside the Northern Coastal Bluffs, turns onto Esplanade Avenue through the West Edgemar-Pacific Manor neighborhood, and follows Palmetto again through West Sharp Park. The trail then branches into two parallel routes. The western route travels along the levee between Sharp Park Golf Course and Sharp Park Beach, and then east along the north side of Mori Point. The eastern route follows Francisco Boulevard south, meeting the other trail at the Mori Point trailhead. From this point, the Coastal Trail follows a path alongside Highway 1 and then arcs west along the restored section of Calera Creek in the Rockaway Quarry site. After a short on-street segment in the Rockaway Beach district, the trail follows a path over the Rockaway Headlands and then along the inland side of the dunes at Pacifica State Beach. The trail currently comes to an end at the south end of the beach. Pacifica's Coastal Trail is recognized as a segment of the California Coastal Trail.

Ridge Trails

A trail exists along Sweeney Ridge from the Portola Gate at the boundary of the Peninsula Watershed in the south to Milagra Ridge in the north. This is considered a segment of the Bay Area Ridge Trail. Lateral trail connections exist along Mori Ridge and Cattle Hill to the west, and the Sneath Lane right-of-way to the east. Trailheads with parking lots are at Milagra

Ridge and Skyline College to the north and northeast, Shelldance Nursery off of Highway 1 to the west, and Sneath Lane off of Skyline Boulevard to the east. There is a trailhead with no parking at the top of Fassler Avenue.

Milagra Ridge features a three-quarter mile hike on paved road and/or dirt trail, bringing visitors to overlook points. Access to the trails is from a parking lot at the end of an extension of College Drive north of Sharp Park Road. An unimproved trail allows access down the ridge to Oceana Boulevard across recently-preserved land on the lower ridge.

County and State Parks

Approximately ten miles of trails in San Pedro Valley County Park offer both easy walks and challenging climbs to the ridges, with views to the ocean. The park entrance is reached from the south end of Oddstad Boulevard in Pacifica, and features parking, a small visitors' center, restrooms, and picnic areas.

McNee Ranch State Park adjoins San Pedro Valley County Park to the west. Trail connections between the parks allow hikers beginning in Pacifica to reach the summit of 1,900-foot North Peak and the ocean at Montara State Beach or Gray Whale Cove.

Pedro Point Headlands

Trails on land at San Pedro Point are expected to be transferred to GGNRA. These trails bring hikers from a trailhead on Highway 1 to an overlook point and to Pedro Summit. The trails are minimally improved, and the trailhead does not currently provide formal parking. The construction of the Devil's Slide Tunnel allowed the bypassed highway segment to be converted to a trail. Parking areas and trailheads are also now available with this segment, and new trails have been developed to link the trailhead at the north end with trails on Pedro Point Headlands.

Trailheads and Parking Areas

Existing trailheads with parking exist at the Sharp Park Beach Promenade; Mori's Point Road; Shelldance Nursery; Rockaway Beach; Crespi Drive at Highway 1; Pacifica State Beach; San Pedro Valley County Park; Milagra Ridge. Planning Area trails are also reached from trailheads east of the ridge at Skyline College and at Sneath Lane. Trailheads without parking exist at the top of Fassler Avenue and on Highway 1 approaching Devil's Slide.

Figure 3.12-3:
Trail System

- - - Existing Trails
- - - Existing On-Street Trail Routes
- ⋯ Proposed Trails or Trail Improvements
- ⋯ Proposed On-Street Trail Routes
- Existing Trail Heads
- Trail Heads to be Improved
- P Visitor Parking Lots
- Existing SR 1 Crossing
- Proposed SR 1 Crossing
- Regional Open Space
- Neighborhood, District and Pocket Parks
- Golf Course
- [Pattern] Beach
- Other Protected Open Space

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- Partial Conservation with Development
- School Playfields
- - - City Limits
- Planning Area

Source: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2013.



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Park Acquisition and Maintenance

The City aims to meet the needs for active and passive recreation and enjoyment of the full range of Pacifica residents and visitors over the planning period. For local-serving parks, the General Plan provide standards for park size, service area, and distribution. Pacifica’s Municipal Code requires developers to dedicate land or pay an in-lieu fee to provide park land at five acres per 1,000 residents.

Other Community Facilities

Community Facilities

The City of Pacifica defines community facilities as buildings needed to support daily operations of the City, as well as other buildings designed for community meetings, indoor recreational and instructional programs, and social activities. Examples of community facilities in Pacifica include:

- **Pacifica Community Center:** The Pacifica Community Center, located on Crespi Drive, is a multi-purpose venue that hosts special events, ongoing recreation classes, and daily programming for seniors, and provides meeting rooms for groups or public meetings. The center provides a daily nutritious lunch at the Community Center and serves 13,000 meals annually to seniors in Pacifica including the Meals-on-Wheels program. The Community Center also provides information and referrals concerning such issues as health insurance and legal assistance, and peer counseling. Funding comes from federal and County grants, the City general fund, and private contributions, including volunteer hours.
- **Pacifica Boys & Girls Club:** Boys & Girls Clubs is a national organization that provides a broad range of activities and aims to promote child development and well-being. Pacifica is home to a Boys & Girls Club on Yosemite Drive in Park Pacifica, as well as school-based clubs at two schools..
- **Pacifica Resource Center:** Pacifica Resource Center provides assistance to those in need in the community from a space on Palmetto Avenue in West Sharp Park. Its services include comprehensive needs assessment, emergency food and transportation, homelessness prevention services, budget planning, infant needs, and other direct and referral services.

REGULATORY SETTING

Definitions

Emergency Response Time

The National Fire Protection Association (NFPA) defines “response time” as “the travel time that begins when units are en route to the emergency incident and ends when units arrive at the scene.”

ISO Rating System

Insurance Service Office (ISO) is a private company that inspects and ranks fire departments across the country to help insurance companies determine premiums for homeowners in the areas they serve. The ISO collects and analyzes firefighting capability information on nearly 46,000 areas and rates departments on fire suppression ability, water availability and communications. ISO's methodology, known as the Fire Suppression Rating Schedule, assigns a class rating on a scale of 1 to 10, with Class 1 given to exemplary fire departments and Class 10 to departments that do not meet minimum criteria.

Federal, State, and Local Regulations

Fire Regulations

Fire Code

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

North County Fire Authority

The North County Fire Authority (NCFA) provides fire and life safety services in San Mateo County. The District follows the regulations and standards established in the California Fire Code to provide acceptable levels of fire protection in its service area which includes the City of Pacifica.

Police

The City of Pacifica Police Department provides law enforcement service, responding to public safety calls, providing traffic safety and security for public events, and handing calls for assistance.

Emergency Response and Disaster Preparedness

Multi Jurisdictional Local Hazard Mitigation Plan

The purpose of an LHMP is to reduce or eliminate long term risk to human life and property resulting from hazards, by identifying risks before they occur and putting together resources, information, and strategies for emergency response. An LHMP is required of all cities by federal law. Pacifica's LHMP is an annex to a regional plan led by ABAG, known as the Multi-Jurisdictional Local Hazard Mitigation Plan (MJ-LHMP) for the San Francisco Bay Area. The LHMP, originally adopted in 2005 and updated in 2010, identifies specific actions the City is taking to mitigate impacts from flooding, earthquakes, wildfires, and other emergency events.

The LHMP identifies several issues related to evacuation in case of emergency:

- Minimum road widths for emergency response should be 20 feet with an additional 10 feet of clearance on each shoulder. Older roads in the city do not always follow this standard.
- A lack of roadways leading to the Shelter Cove neighborhood, with no emergency vehicles able to enter the area currently.
- A shortage of educational facilities that can function as temporary medical centers or shelters for people affected by a disaster.

City of Pacifica Emergency Operations Plan

The California Emergency Services Act requires cities to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies that result in conditions of disaster or in extreme peril to life. The City's Emergency Preparedness and Safety Commission is responsible for disaster preparedness training in Pacifica, and the NCFE offers Community Emergency Response Team training. San Mateo County's Area Office of Emergency Services provides planning, preparedness, public information, training and Federal/State intergovernmental emergency services coordination for the cities and unincorporated areas within the county. Pacifica has a member on the Emergency Services Council.

City of Pacifica General Plan

The Community Facilities Element in the existing General Plan contains the following policies.

- Maintain and improve the present level of City services.
- Provide recreational activities and facilities consistent with user financial and environmental constraints.
- Encourage San Mateo County and other agencies to expand, upgrade, and evaluate the quality of the services they provide in Pacifica, particularly public transportation.
- Meet basic social needs of City residents, such as transportation, housing, health, information and referral services, and safety, consistent with financial constraints.

Parks and Recreation

Quimby Act

The 1975 Quimby Act (California Government Code section 66477) authorized cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Act states that the dedication requirement of parkland can be a minimum of 3 acres per thousand residents or more, up to 5 acres per thousand residents if the existing ratio is greater than the minimum standard. Revenues generated through in lieu fees collected and the Quimby Act cannot be used for the operation and maintenance of park facilities. In 1982, the act was substantially amended. The amendments further defined acceptable uses of or restrictions on Quimby funds, provided

acreage/population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (nexus) to a project's impacts as identified through studies required by the California Environmental Quality Act (CEQA).

City of Pacifica General Plan

The current Open Space and Recreation Element, updated after the General Plan in 1984, calls for more open space protection, and more public access. It notes the City's proposed pedestrian-bike system, and the County's proposed ridgeline trail, and calls for securing trail connections. Careful site planning and design to preserve open space is promoted, as are secure shared-use arrangements between the City and school districts, to make the most of Pacifica's neighborhood-scale park land. The Plan includes the following policies:

- Retain open space which preserves natural resources, protects visual amenities, prevents inappropriate development, provides for the managed use of resources, and protects the public health and safety.
- Provide outdoor recreation in local parks, open space, and school playgrounds in keeping with the need, scale and character of the City and of each neighborhood.
- Encourage development plans which protect or provide generous open space appropriately landscaped. Balance open space, development and public safety, particularly in the hillside areas.
- Promote communitywide links to open space and recreation facilities which do not abuse the open space resource or threaten public safety.
- Seek financial assistance to acquire land for permanent open space within financial constraints of the City.
- Where open space is a condition of development, the City should require that it be clearly designated as permanent open space.

City of Pacifica Local Coastal Land Use Plan

The Access component of the LCLUP is based on the goals and policies set forth in the 1976 Coastal Act Coastal Resources Planning and Management Policies and the basic goals of the state for the coastal zone. The LCLUP identifies 21 coastal access points, and includes the following policies:

- Because of geotechnical and environmental conditions throughout the area, a protective open space zone will be established along the city's entire coastline. Access built within this zone would have to be preceded by geotechnical and, where pertinent, biological studies indicating the type of access, if any, which would protect the environment and public safety.
- The City will initiate a uniform beach access and parking signing program. Funds will be sought from the Coastal Conservancy and local volunteer groups. The Chamber of Commerce should add these accesses to its City Map as they are developed.

- The City will develop a citywide bicycle/pedestrian pathway system. This integrated system will link the coastal and inland neighborhoods with a citywide north-south trail, the County Ridgeline Trail.
- Pacifica recognizes the importance of coastal access and is committed to work actively to achieve this vital key to its coastal image. The City will seek funding assistance for acquisition and development of as many public access points as possible; and will regulate development so that the access provided will be consistent with the Coastal Act. Maintenance of publicly owned access is an item of major concern. Currently, state and federal agencies do not fund maintenance for facilities they develop. The obligation to maintain facilities may affect the pace with which Pacifica is able to pursue public acquisition, but the desire of the City remains constant. Every effort will be made to seek new and creative alternatives to provide funding for the ongoing expense of publicly owned beach access and support facilities.
- The availability of all beach access should be clearly signed on major highway accesses, as well as on major local streets at the site itself.
- Citywide, the design of beach access stairways and trails should recognize the potential for vandalism and designs should be selected accordingly.

Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the proposed General Plan would have a potentially significant adverse impact if it would result in:

- Criterion 1:** The need for provision of increased staffing, facilities, and equipment necessary to maintain acceptable levels of fire and police service, which could cause adverse environmental effects.
- Criterion 2:** The need for provision of appropriate increases in school staffing of facilities, which could cause adverse environmental effects.
- Criterion 3:** Increase in the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated.
- Criterion 4:** The need for development of new parks and recreational facilities, which might have an adverse physical effect on the environment.

METHODOLOGY AND ASSUMPTIONS

This section addresses impacts to parks, public services, and facilities due to projected growth arising from General Plan Land Use changes. Subsequent CEQA review at the project level may be required to determine whether significant environmental effects would result from

growth that may created additional demand for parks, public services and facilities. Project-level review will occur when proposed development plans are prepared.

Population and Housing

Existing population estimates are based on those reported by ABAG Projections. Existing housing unit estimates are based on yearly estimates by Department of Finance housing tables. Buildout household estimates are based on the assumption that average household size and occupancy rates remain stable.

Fire Protection Services

To determine whether new facilities would be required in order to maintain adequate levels of fire protection service, staffing needs were determined by multiplying the NCFAs service ratio of 1 responder per 1,500 residents with the projected increase in population expected at buildout. The analysis also relied on correspondence with the NCFAs regarding response time standards and the current and future adequacy of existing facilities to meet those standards.

Police Services

The number of additional police officers needed to serve the buildout population was determined by applying the current service ratio of 1 officer per 1,000 residents to the projected buildout population. While this ratio does not capture support and administrative staff, it is an important tool for long-term staffing trend analysis and its correlation to the crime index.

Schools

The impact of the proposed General Plan on schools and school facilities was evaluated based on past school enrollment trends for the Pacifica School District and the Jefferson Union High School Districts, and projected student generation from new housing units.

Parks

Total acres of park land needed at proposed Plan buildout were calculated by applying the proposed park land standards to the projected buildout population of 39,800. The projected population was divided by 1,000 and then multiplied by the citywide park standard of 6.4. The number of new acres needed to accommodate the buildout population was determined by subtracting existing park acres from the citywide total needed at buildout.

IMPACT SUMMARY

With the implementation of the proposed General Plan, there is expected to be an increase in population growth, and therefore, an increase in the need for parks, public services and facilities utilized by the public is likely to occur. These needs include an increase in the

amount of recreational areas and facilities available, additional school facility needs, and/or a higher demand for safety services in Pacifica.

Additional police and fire services are expected to be necessary under General Plan buildout, based on calculated service to resident ratios as described in the impact below. However, the increase in need of these services will not cause adverse environmental effects, due to policies included in the proposed General Plan that ensure the needs of the population can be met without environmental impacts.

Under the buildout of the proposed General Plan, there does not exist a need for additional school facilities, due to the relatively low projected population growth, past school enrollment trends, and excess capacity at existing facilities.

Population growth and the accompanying increase in the use of existing parks and recreational facilities will not substantially physically deteriorate those facilities. The proposed General Plan includes policies that ensure that the needs of the population of Pacifica will be met under the buildout of the proposed General Plan.

The need for new parks and recreational facilities will not pose a threat to the environment due to the relatively small amount of growth that is expected to occur. Policies included in the proposed General Plan ensure environmental protection from any possible buildout of parks and recreational facilities as a result of population increase.

IMPACTS AND MITIGATION MEASURES

Impact

3.12-1 Implementation of the proposed Plan will not result in the need for provision of increased staffing, facilities, and equipment necessary to maintain acceptable levels of fire and police service in such a way that could cause adverse environmental effects. (*Less than Significant*)

Fire Service

The projected addition of 2,566 residents by the buildout year would likely increase the Planning Area's demand for emergency fire response and preventive services. In order to maintain its current service ratio (one responder per 1,500 residents) for the buildout population, the NCFCA would only need to add two new responders. Alone, this would not necessitate the construction of additional facilities.

However, the Fire Authority has stated an existing need for additional facilities and staffing in order to meet fire response standards for Vallemar and areas in southern Pacifica. Although the NCFCA does not expect that the city's ISO rating will be affected by population growth, it expects that growth would exacerbate existing deficiencies in service delivery.⁸ The area's geography and access challenges posed by the circulation system and a mid-point station in

⁸ North County Fire Authority, "City of Pacifica General Plan Update Fire Department Response Form," 2009.

Pacifica with a truck and engine company has been proposed as a potential solution. The proposed Plan supports consideration of this and other options to ensure adequate fire protection services throughout the city.

Development from the proposed Plan could increase the urgency of new facilities needs if it were to allow significant increases in people and structures in areas that are already challenging to reach, or if it significantly intensified congestion between the fire station and southern Pacifica neighborhoods. Proposed Plan land use policies for most of central and southern Pacifica maintain low densities and continue implementation of existing hillside and resource protection policies that preclude high intensity development. Portions of Rockaway Quarry site, lower Crespi Drive and certain other locations are likely to experience higher levels of activity and an increase in developed structures.

However, policies in the proposed Plan support ongoing assessment of fire service standards and methods of ensuring adequate service, such as improving access and maintaining cooperative relationships with other jurisdictions. The proposed Plan also seeks to reduce fire risk through a variety of methods, including development review and consistent inspection, public awareness programming, and vegetation management. Proposed Plan land use policies promote infill development to ensure that new development is clustered and served by adequate infrastructure, while proposed Plan circulation policies seek to ease congestion on major accessways like Highway 1.

Though the proposed Plan anticipates the construction or enhancement of fire protection facilities to achieve service standards, the underlying need for these activities is pre-existing. Neither the single new NCFE facility under discussion nor any facilities enhancement or sharing programs that may be considered as solutions will substantially increase the area of developed land in Pacifica. Moreover, any construction activity would require additional environmental review and compliance with City standards and BMPs. Given these considerations, and proposed Plan policies to support adequate levels of fire service, this impact is expected to be less than significant for fire services.

Police Service

In order to maintain the current police service ratio of 1 sworn officer per 1,000 residents for the buildout population, the Pacifica Police Department would need to hire three additional sworn officers (see **Table 3.12-3**). This small staff increase would not necessitate any new construction of police facilities, as the current police headquarters is less than 10 years old and considered adequate for maintaining current levels of service for anticipated future population growth.

Table 3.12-3: Police Officers Needed at Buildout

	<i>Population</i>	<i>Sworn Officers</i>
2010	37,234	39
2035	39,800	42
Additional at Buildout	2,566	3

Source: City of Pacifica Police Department, 2010, Dyett and Bhatia, 2013.

Though there is no guarantee that maintaining the service ratio will adequately account for all staffing and facilities needs that may arise in the future, any changes and associated impacts will be made over time in response to the future demands of the population. Overall, this impact is considered less than significant.

Proposed General Plan Policies that Reduce the Impact

Safety Element

SA-I-39 **Response Time.** Support efforts by North County Fire Authority to meet its response time standards throughout the City.

This effort may include construction of a third fire station in the central part of Pacifica, near the police station or the Quarry site. The City could provide land or shared facilities.

SA-I-42 **Development Review.** Continue to review development proposals to ensure that they incorporate appropriate fire-mitigation measures, including adequate provisions for evacuation and access by emergency responders.

SA-I-43 **Plan Review in Fire-Prone Areas.** Continue to request the North County Fire Authority participation in plan review of new buildings in potentially fire-prone areas.

SA-I-44 **Fire Prevention Inspections.** Continue to require a fire prevention inspection of every permitted business and multi-family development covered by the North County Fire Authority.

SA-I-45 **Fire Prevention Education.** Continue educating the public about local fire hazard prevention programs. Work cooperatively with the North County Fire Authority to promote public awareness of fire safety and emergency life support.

SA-I-46 **Vegetation Management.** Promote and support the North County Fire Authority's Vegetation Management Program to reduce urban/wildland interface fire hazards.

SA-I-47 **Multi-jurisdictional approach.** Participate in State or regional efforts to develop a clear legislative and regulatory framework to manage the wildland-urban interface.

SA-I-48 **Rockaway Quarry service.** Ensure that any new development at the Rockaway Quarry site is adequately served by public infrastructure, including fire and police services.

SA-I-51 **Emergency Access on New Roadways.** Ensure that new roadways are developed in accordance with standards the Municipal Code. In all new development, require adequate access to be provided for emergency vehicles, including adequate widths, turning radii, hard standing areas, and vertical clearance.

SA-I-52 **Areas that Lack Emergency Access.** Develop a plan to widen critical rights-of-way that do not provide adequate clearance for emergency vehicles. For areas that are not feasibly accessible to emergency vehicles, develop a contingency plan for reaching and evacuating people in need of treatment.

This initiative should include a plan to open access to or otherwise serve the Shelter Cove neighborhood.

SA-I-58 **Police Response.** Continue to respond without delay to all calls for police assistance as soon as possible consistent with normal safety precautions and vehicle laws. Periodically review procedures and response times to ensure equitable service across the community.

SA-I-59 **School Outreach.** Continue to partner with schools and youth organizations to conduct outreach and develop conflict resolution, and form pro-active and creative community partnerships to enhance public safety.

SA-I-60 **Periodic Evaluation.** Periodically, evaluate police and fire services to ensure that the City is providing adequate protection in an efficient, cost-effective manner.

SA-I-61 **Critical Facilities Location.** Do not locate structures necessary for protection of the public's health and safety, public assembly, or emergency services in hazardous areas unless no reasonable alternative exists.

SA-I-62 **Critical Facilities Operability.** Take steps to ensure critical use facilities that are important to protecting health and safety in the community remain operational during an emergency.

SA-I-63 **Code Updates.** Update City codes and ordinances dealing with public safety to comply with State law and reflect the latest information on hazards and mitigation strategies.

Land Use Element

LU-G-2 **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.

LU-G-4 **Higher-Density Housing.** Locate higher-density housing in accessible places close to community shopping areas and transportation.

LU-I-11 **Public Service Priorities.** Ensure that existing and planned public works facilities accommodate needs generated by development or uses permitted over the planning period.

In the event that existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the

region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

LU-I-12 **Hillside Preservation.** Update the Hillside Preservation District and the zoning map to ensure that all steep and sensitive terrain is subject to these regulations. The Hillside Preservation map (Figure 4-4 of the proposed General Plan) should be used as a guide.

LU-I-35 **Gypsy Hill.** Establish zoning on upper portions of Gypsy Hill for Very Low Density Residential development. Require sensitive site planning in accord with the Hillside Preservation District.

Clustered development can preserve open space and maintain the area's function as a wildlife movement corridor.

LU-I-38 **East Side of Highway 1 Across from Rockaway Quarry Site.** Rezone parcels at the foot of Cattle Hill for service commercial and light industrial use, and ensure that adequate access is maintained.

Circulation Element

CI-G-7 **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.

CI-I-9 **SR 1 Improvements Between South of Fassler and North of Reina del Mar.** Continue to work with the California Department of Transportation (Caltrans) and the San Mateo County Transportation Authority (SMCTA) to improve operations along SR 1.

Improvements to SR 1 should alleviate traffic congestion between north of Reina del Mar and south of Fassler Avenue while minimizing environmental impacts and impacts to adjacent land uses, ensuring adequate local access, and enhancing the community's image.

CI-I-10 **SR 1 and Linda Mar Operations.** Work with San Mateo County to evaluate, design and implement improvements to the intersection of Linda Mar Boulevard and SR 1. Improvements that would mitigate regional growth may include providing a westbound right turn overlap phase and increasing the overall cycle length, if warranted.

CI-I-15 **Strategies to Reduce School-Related Peak Hour Auto Congestion.** Work with Pacifica School District and Jefferson Union High School District to promote adoption of staggered hours, car-pooling, and use of transit to reduce traffic congestion during peak hours.

This policy applies especially to Vallemar School and the Pacifica School District offices, where trips contribute to traffic congestion around SR 1 and Reina del Mar Avenue.

- CI-I-26 **Emergency Access.** Require all developers to incorporate emergency access needs consistent with Title 10 of the Municipal Code.

See Chapter 8: Safety (of the proposed General Plan) for related policies.

Impact

3.12-2 The need for provision of appropriate increases in school staffing of facilities, which could cause adverse environmental effects. (*Less than Significant*)

Buildout of the proposed General Plan will add to the existing population, which will also increase the number of households in Pacifica. These households will add elementary, middle, and high school students to the city. Using past trends of the Pacifica School District, future projections in school enrollment can be projected. **Table 3.12-4** below shows the current and future student enrollment in Pacifica.

Future School Enrollment:

According to the California Department of Finance, San Mateo County is expected to see a population increase of 27,351 by 2022. In addition, the project increase in students in the county is 6,972 additional students enrolled in public schools grades K-12; therefore, there exists a student to population increase ratio of 26 percent. Based on this ratio, the estimated increase in students for Pacifica is an increase in approximately 688 students enrolled in public schools grades K-12 by 2022. A breakdown of the projected additional students in Pacifica to 2022 is shown in **Table 3.12-4** below. As past student enrollment trends have been consistent in the past, it can be inferred that these trends will continue into the future under the proposed General Plan. These projections can be carried out under the proposed General Plan through the year 2035.

As seen in the table below, it is projected that school enrollment will likely be higher than the designated capacity for each school. However, if enrollment goes beyond capacity, there does exist the potential to re-open the the Linda Mar and Oddstad sites as schools, knowing that Oddstad would need modernization.⁹

⁹ Email correspondence with Beverly Duspiva, Administrative Secretary for the Pacifica School District, December 1, 2013.

Table 3.12-4: Future School Enrollment by District

<i>School District¹</i>	<i>2012-2013 Enrollment</i>	<i>Projected 2021-2022 Enrollment²</i>	<i>Capacity</i>
Pacifica School District	3,262	3,703	3,378
Jefferson Union High School District ³	1,797	2,045	2,550
Total	5,059		

1. Includes Linda Mar Educational Center (Pre-K-8)

2. Calculated using the projected increase in students in Pacifica based on the ratio of population to student increase for San Mateo County (as described above).

3. Only includes schools within the district that are located in the Planning Area (Oceana and Terra Nova High Schools)

Sources: California Dept. of Finance, California Public K-12 Graded Enrollment and High School Graduate Projections by County, 2012 Series; California Dept. of Education, 2012-2013; Pacifica School District, 2013; Jefferson Union High School District, 2013; Dyett & Bhatia, 2013.

Table 3.12-5: Future School Enrollment by School

<i>School (Grade Levels)</i>	<i>2012-13 Enrollment</i>	<i>Future Enrollment¹</i>	<i>Capacity</i>
Pacifica School District			
Ortega (K-5)	506	543	500 - 600
Sunset Ridge (K-5)	629	675	500 - 600
Cabrillo (K-8)	564	605	564
Ocean Shore (K-8)	421	452	320 - 375
Vallemar (K-8)	551	591	564
Ingrid B. Lacy (6-8)	535	560	675
Linda Mar Educational Center (Pre-K-8)	26	28	NA
Subtotal	3,262	3,454	3,378
Jefferson Union High School District (Schools in the Planning Area)²			
Oceana (9-12)	652	700	1,000
Terra Nova (9-12)	1,145	1,229	1,550
Subtotal	1,797	1,929	

1. Future enrollment was calculated using the factor of a 7.3 percent increase in enrollment for students in San Mateo County by applying this enrollment factor to the current enrollment of each school in Pacifica.

2. JUHSD also operates three high schools in Daly City, enrolling 3,058 students in 2012-2013. Some Planning Area residents attend these schools.

Sources: California Dept. of Finance, California Public K-12 Graded Enrollment and High School Graduate Projections by County, 2012 Series; California Dept. of Education, 2012-2013; Pacifica School District, 2013; Jefferson Union High School District, 2013; Dyett & Bhatia, 2013.

Table 3.12-6 shows that most of the schools in Pacifica have the capacity to accommodate future student enrollment. While this projection is based on DOF student enrollment projections which project enrollment in the next decade, the number of school aged children

is expected to remain fairly stable in California. The DOF estimates that enrollment in California public schools will increase by 1.4 percent over the next decade.¹⁰

Table 3.12-6: Projected School Enrollment in Pacifica 2006-2014¹

Grade Level	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
K-5	2,001	1,992	2,004	2,044	2,093	2,119	2,165	2,107
6-8	1,111	1,093	1,117	1,096	1,068	1,098	1,056	1,075
Change	-	-27	+72	+17	+10	+62	+20	-7
Total	3,112	3,085	3,157	3,174	3,184	3,246	3,266	3,259

¹ Table uses the only data that was available to demonstrate trends within school enrollment. Enrollment trends for the Jefferson Union High School District were not available.

Source: Pacifica School District, 2013; Dyett and Bhatia, 2013.

Enrollment has remained relatively constant over the past eight school years. Based on these enrollment trends, it is predicted that enrollment projections will remain relatively constant under the buildout of the proposed General Plan into future years.

Over the next 20 years, Pacifica School District anticipates only small increases in school enrollment. The Oddstad and Linda Mar sites could hold an additional 1,000 students and therefore the District has indicated that existing facilities are adequate to meet future needs. The Jefferson Union High School District also projects that the District’s current facilities are sufficient to accommodate the future needs of the population. Therefore, no additional school facilities will be necessary under the buildout of the proposed General Plan.

Proposed General Plan Policies that Reduce the Impact

Open Space and Community Facilities Element

- OC-G-11 **Optimize Public Facilities.** Ensure that public facilities are adequate to meet needs, and to plan for opportunities that help to meet goals of school districts and the City.
- OC-I-54 **High-Quality Schools.** Support Pacifica School District (PSD) and Jefferson Union High School District (JUHSD) in maintaining high-quality schools.
- OC-I-56 **Linda Mar School.** Encourage PSD to maintain Linda Mar school site to meet future needs and potential enrollment growth.
- OC-I-57 **Oceana High School.** Encourage JUHSD to optimize the mission and space needs of the Oceana High School program.

¹⁰ California Department of Finance, California School State Enrollment webpage, 2013, available: <http://www.dof.ca.gov/research/demographic/reports/projections/k-12/view.php>, accessed November, 2013.

Mitigation Measures

None required.

Impact

3.12-3 Buildout of the proposed General Plan will not result in an increase in the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated. (*Less than Significant*)

Physical deterioration of parks and facilities would occur if population increase were to take place without a corresponding increase in park development. Additional population would be expected to place added physical demands on existing park facilities by increasing the number of people using the parks, lengthening the periods of time during which the parks would be in active use, and/or increasing the intensity of use over the course of a typical day. Without proper maintenance, vital park elements such as vegetation, water resources, built structures, paths, sport facilities, and others would face increased wear over the planning period, and their useful lives could be shortened.

Currently, Pacifica maintains 242 acres of District Parks, Neighborhood Parks, Pocket Parks, Special Facilities, and School Playfields, resulting in a park ratio of 6.5 acres per 1,000 residents. This ratio is higher than the existing park standard of 5 acres per 1,000 residents. These existing park standards do not include any requirements for Special Facilities or School Playfields. The proposed General Plan would establish a higher citywide park standard of 6.4 acres per 1,000 residents, and establish standards for School Playfields and Special Facilities. Proposed standards for each park category are summarized in **Table 3.12-7**.

Table 3.12-7: Parks Standards and Park Land Ratio, Existing and at Buildout

Classification ¹	Proposed General Plan Standards			Park Acres		
	Size Range	Service Area	Acres/1000 Persons ²	Existing Parkland	Existing Acreage Ratio	New Acres Needed by 2035 ³
District Parks	20 – 100 acres	1/2 to 3 miles	1.5 to 2.25	63	1.7	0 to 27
Neighborhood Parks	5 – 20 acres	1/4 to 1/2-mile ⁴	1.5 to 1.75	5	1.5	4 to 14
Pocket Parks	2500 sq. ft. - 1 acre	Subneighborhood	0.15 to 0.25	6.3	0.17	0 to 4
Special Facilities	NA	City	0.15 to 0.25	5.4	0.15	1 to 5
School Playfields	4 - 30 acres	1/4 to 1/2-mile ⁴	2.0 to 3.0	112	3.0	0
Citywide	NA	NA	6.4	242	6.5	13

- 1 The Planning Area also includes 2,932 acres of regional park land and beaches that serves the larger region. The General Plan does not set acreage standards for regional park land.
- 2 Total park land acreage standard set to match expectation that future development will continue to provide new park land at 5 acres per 1,000 residents.
- 3 Assumes population of 39,800 in 2035, per ABAG projections.
- 4 Pacifica residents should be within 1/4 mile of either a neighborhood park or usable outdoor area at a school site, or within 1/2 mile of a neighborhood or district park.

Source: City of Pacifica, 2008; San Mateo County Assessor's Office, 2010; Dyett & Bhatia, 2013.

The proposed General Plan’s park standards would serve to ensure that the city’s park ratio at buildout will be similar to the existing ratio. Therefore, new park development accompanying population growth would be expected to accommodate additional park demand at a level consistent with current usage. Proposed General Plan policies include provisions to ensure that all park classifications continue to be developed throughout the city such that no single site would experience substantially increased burdens from new development. The proposed General Plan includes an in-lieu fee and land dedication system for new development would similarly seek to ensure that parks are provided near new homes and businesses. Proposed policies also prioritize the development of park land in underserved areas, allowing for a more even distribution of park amenities throughout the city. These measures may prevent overutilization of parks by providing residents with greater access to parks within their own neighborhoods.

The City has acknowledged that fiscal constraints may negatively impact the City’s ability to invest in new sites or in maintenance for a large park system over time. The proposed General Plan addresses this challenge by promoting the development of parks on underutilized public land, and also includes guidelines intended to reduce the intensity of required maintenance. Proposed policies also seek to continue joint-use agreements that allow public access to school grounds and recreation facilities.

In addition to Pacifica's local-serving parks, the City's regional parks and beaches will likely see an increase in use under buildout of the proposed General Plan. Many of these sites contain sensitive natural resources, including protected species, coastal bluffs and landforms, wetland, and riparian habitat. Increased traffic to these recreation areas could have a negative impact on these resources unless access is properly tended and appropriate buffers are enforced. The proposed General Plan promotes coordination with the various entities that manage these areas to ensure that they receive the necessary attention.

Because the proposed General Plan seeks to maintain a park ratio similar to what currently exists, recognizes and addresses constraints on maintenance, and seeks to ensure that regional parks and beaches are properly maintained, this impact is considered less than significant.

Proposed General Plan Policies that Reduce the Impact

Open Space and Community Facilities Element

- OC-G-1 **Development of City Parks.** Create and enhance neighborhood and pocket parks and plazas to provide access to local recreational space to all Pacifica residents.
- OC-G-2 **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.
- OC-G-4 **School Playfields.** Continue to cooperate with the school districts to make school play fields available for public use after school hours.
- OC-I-1 **Park Land Dedication or In-Lieu Fees.** For new development, continue to require the dedication of land or payment of in-lieu fees to provide park land at a ratio of five acres per 1,000 residents.
- OC-I-2 **Park Development to Meet Park Standards.** Develop new parks in a timely manner using in-lieu fees or land dedicated as part of new development, to ensure that Citywide park and recreation space is available to the community at a ratio of 6.4 acres per 1,000 residents by 2035.
- OC-I-3 **Community Use of School Grounds and Recreation Facilities.** Maintain existing joint-use agreements and seek to strengthen these as needed to ensure community use of play areas and indoor recreation facilities at school sites.
- OC-I-4 **Emphasize Park Maintenance and Improvements.** Enhance existing parks to improve the quality and usability of Pacifica's park land, and make improvements such that park facilities are equitably distributed throughout Pacifica. In particular:
 - Improve existing sports fields in partnership with local non-profit youth and adult athletic groups;

- Add playgrounds or expand play areas at Fairway, Imperial, and Oddstad parks;
- Convert parking area to park space at Oddstad, and make improvements at the park's entrance.
- Provide an off-leash dog area at a location in the northern part of the City.

OC-I-5 **Sanchez Park Improvements.** Target Sanchez Park for improvements so that it functions as a complete neighborhood park, with a playground and passive use areas, including a viewing area at San Pedro Creek. Integrate the arts center in the former school building into the park.

OC-I-6 **Multi-Use Park Site.** Pursue opportunities to provide a district-scale park, using existing public open space, that would be a hub for group sports and athletic facilities. Potential locations may include:

- Oceana High School recreation facilities transferred from or shared with JUHSD, with City park improvements;
- New facilities developed on and around the former rifle range in the upland portion of Sharp Park; and
- Park land with a coastal setting on developable portions of the Quarry site.

OC-I-7 **Community Center Park.** Pursue development of a park with diverse and unique features, around and including the existing Community Center and Skate Park, with easy access by all modes of travel.

New features could include a more prominent interpretive setting for the historic Portola campsite; visitor orientation and restrooms; a playground and picnic area; and a viewing area facing adjacent wetlands.

OC-I-9 **Parks as Part of Future Development.** Create future public spaces, accessible to the community, as part of the redevelopment of publicly-owned sites and of larger privately-owned sites, including the Rockaway Quarry site, the undeveloped San Pedro Avenue site, and the Milagra Canyon site.

OC-I-10 **Pocket Park Opportunity Sites on Public Land.** Explore opportunities to develop pocket parks on public land that is not otherwise needed as neighborhood gathering places and play areas.

Potential sites are on street stubs or right-of-way not needed to serve future development, and within easy walking distance to adjacent residences. Amenities should include, but not be limited to, play or exercise equipment in park-deficient areas, and benches or picnic tables at scenic overlook points.

- OC-I-11 **Parks Landscaping.** Promote landscapes with native vegetation, which requires little maintenance, little water, makes good wildlife habitat, and is fire resistant, in landscaping of City parks.
- OC-I-12 **Parks, Beaches, and Recreation Department.** Continue to support the varied activities of the Parks, Beaches and Recreation Department. Periodically review their activities to ensure that programs are meeting public needs.
- OC-I-13 **Public Access Improvements and Habitat Restoration.** Support GGNRA in implementing habitat restoration and public access improvements at its park units in the Planning Area, including Sweeney Ridge, Milagra Ridge, Mori Point, and the Northern Coastal Bluffs.
- OC-I-14 **Cattle Hill.** Complete the planned transfer of City-owned land on Cattle Hill to GGNRA to allow the National Park Service to coordinate park land management and trail access and improvements.

Mitigation Measures

None required.

Impact

3.12-4 Buildout of the proposed General Plan will result in the need for development of new parks and recreational facilities, but not in a manner which might have an adverse physical effect on the environment. (*Less than Significant*)

New park and facilities construction has the potential to negatively impact the environment. Impacts may include habitat disturbance and water pollution during construction, increased exposure of sensitive habitats to human activity and traffic, installation of impermeable surfaces, introduction of invasive species, and the conversion of open space that could otherwise have been preserved.

As Pacifica’s population increases, the city will need to develop additional park space and facilities in order to satisfy the proposed General Plan park standards. With a projected population increase of about 2,500 residents over 25 years, the total amount of new parkland required by 2035 would only be 13 acres citywide (see **Table 3.12-5**).

The proposed General Plan focuses the development of new park land on underused public land and as part of new development. These policies would allow the City to avoid siting park land on undisturbed, undeveloped land. Other proposed policies establish guidelines for construction practices, siting, and design that require best management practices (BMPs) to protect water quality, identification of sensitive environmental habitat, and the protection of sites determined to have high habitat value. These guidelines include Low-Impact Development (LID) strategies to ensure that developed sites properly manage stormwater, and buffer requirements to protect habitats. Proposed policies also place prohibitions on wetland development and use of invasive species, and require that biological productivity be maintained in coastal areas.

Proposed policies discussed with Impact 3.12-3 promote the continued maintenance and enhancement of existing park land and partnerships that improve recreational access for residents. These policies will help to ensure that existing parks will function at their highest capacity until new parks development becomes necessary.

As implementation of the proposed General Plan would not result in rapid or substantial population growth, and because proposed policies concentrate park development on underutilized land while protecting sensitive resources, this impact is considered less than significant.

Proposed General Plan Policies that Reduce the Impact

Open Space and Community Facilities Element

OC-G-5 **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 proposed General Plan.

OC-I-3 **Community Use of School Grounds and Recreation Facilities.** Maintain existing joint-use agreements and seek to strengthen these as needed to ensure community use of play areas and indoor recreation facilities at school sites.

OC-I-22 **Open Space Restoration.** Continue to support local volunteer or community service organizations in implementing revegetation programs on the City's greenbelts or elsewhere to reduce erosion potential and enhance the visual quality of these areas for adjacent neighborhoods.

In addition, see OC-G-4, OC-I-4, OC-I-5, OC-I-6, OC-I-9, OC-I-10, OC-I-11, and OC-I-12 listed above.

Conservation Element

CO-I-2 **Creek Protection and Restoration.** Maintain, protect, and restore Pacifica's creeks, including San Pedro, Calera, Sanchez, and Milagra creeks, as environmental and aesthetic resources. Actions will include, but are not limited to:

- Continuing restoration efforts along San Pedro Creek to improve conditions for steelhead by removing obstacles to fish passage, placing rock weirs to facilitate fish passage, and by monitoring the effectiveness of these projects;
- Partnering with local organizations, such as the San Pedro Creek Watershed Coalition, Go Native, the Pacifica Land Trust, and others, on restoration efforts;

- Exploring opportunities to collaborate with other agencies and organizations on stream restoration and riparian habitat restoration along Sanchez and Calera creeks;
- Enforcing restrictions on the planting of invasive species near creek areas;
- Identifying and working with property owners to take advantage of unique opportunities where human active use (e.g., through trail development) would enhance creek appreciation without disrupting ecological function;
- Requiring minimum setbacks from the top of creek banks for development proposed adjacent to creeks, in keeping with City regulations and Best Management Practices.

CO-I-5 **Wetlands Preservation.** Prohibit new development in existing wetlands except as allowed under the federal Clean Water Act and, in the Coastal Zone, and the California Coastal Act. Continue to require detailed assessments to delineate wetlands subject to State or federal regulations prior to any proposed development project in an area where wetlands have been potentially identified.

CO-I-10 **Countywide Water Pollution Prevention Program.** Continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

The Program represents a collaborative effort amongst the County and its municipalities, consisting of five major areas of water pollution prevention and control:

- *Municipal maintenance activities*
- *Industrial and illicit discharge*
- *Public information and participation*
- *New development and construction controls*
- *Watershed monitoring*

CO-I-12 **Protect Water Quality through Best Management Practices.** Continue to require the use of best management practices to reduce water quality impacts from construction and development. Measures include:

- **Site Design and Source Control.** Ensure that all new development incorporates site design and source control BMPs into the project design in order to preserve the infiltration, purification, and retention functions of each site's natural drainage systems, and to prevent or minimize the runoff of pollutants, sediments, waste, and pathogens from the site.
- **Construction Pollution Control.** Require all construction projects to adopt measures to minimize erosion and runoff of pollutants and sediments from construction-related activities, and to limit activities that result in the disturbance of land or natural vegetation.

Construction projects will be required to use appropriate erosion prevention techniques, sediment control measures, and best management practices in accordance with City Specifications and the San Mateo Countywide Water Pollution Prevention Program.

- **Treatment Control.** Require that new development implement treatment control BMPs (or structural treatment BMPs) where the combination of site design and source control BMPs is not sufficient to protect water quality and comply with applicable water quality permits.

CO-I-13 **Infrastructure and Water Quality.** Ensure that the design and construction of new infrastructure elements does not contribute to stream bank or hillside erosion or creek or wetland siltation, and incorporates site design and source control BMPs, construction phase BMPs, and treatment control BMPs to minimize impacts to water quality, in compliance with the NPDES Permit.

CO-I-14 **Erosion Control.** Manage erosion in the Planning Area, particularly in watershed areas, through on-site erosion control.

Construction projects will be required to use appropriate erosion prevention techniques, sediment control measures, and best management practices in accordance with City Specifications and General Conditions of Approval and the San Mateo Countywide Water Pollution Prevention Program.

CO-I-15 **Minimize Site Disturbance.** In design and construction, require use of best practices that preserve natural resources, such as soil, trees, native plants, and permeable surfaces.

CO-I-16 **Reduce Impervious Surfaces.** Enable natural drainage by reducing the amount of impervious surfaces on a development site, whenever feasible.

Techniques that help accomplish this objective:

- *Designing medium and high density residential projects to share driveways;*
- *Placing parking lots under buildings, whenever feasible; and*
- *Using permeable paving materials on walkways and driveways, whenever possible.*

CO-I-17 **On-site Stormwater Management.** Continue to require all small projects and detached single-family home projects, as defined under the NPDES Permit, to incorporate site design measures that facilitate groundwater recharge and natural hydrological processes, allowing stormwater to infiltrate the ground on-site and/or be collected for reuse in landscaping and designated to on-site stormwater detention facilities.

Techniques for on-site stormwater management include use of:

- *“Rain gardens” or bioretention areas in yards, parks, and parking lots;*
- *Landscaped drainage swales along roadways;*

- *Green roofs;*
- *Permeable pavers for walkways and parking areas;*
- *Rain barrels for harvesting runoff from rooftops;*
- *Tree box filters for on-street filtration;*
- *Parking areas that allow stormwater flow into vegetated areas;*
- *Grading that lengthens flow paths and increases runoff travel time to reduce the peak flow rate; and*
- *Cisterns or sub-surface retention facilities that capture rainwater for use in irrigation and non-potable uses*

CO-I-18 **Prevent Contaminated Runoff.** Ensure that new parking lots and commercial development incorporate BMPs designed to prevent or minimize runoff of oil, grease, solvents battery acid, coolant, gasoline, sediments, trash, and other pollutants from the site.

Runoff from areas serving vehicle traffic, structures, landscaping, loading areas, repair and maintenance bays, fueling areas, vehicle/equipment wash areas, outdoor material storage areas, and waste storage areas should be prevented or minimized.

CO-I-28 **Protection of Biological Resources with New Development.** Protect sensitive habitat areas and “special-status” species through implementation of the following measures:

1) The City shall avoid development and/or buildout in critical habitat of special status species.

2) Pre-construction plant and wildlife surveys: *Project applicants shall engage a qualified biologist to conduct presence/absence biological surveys for sensitive plant and wildlife species prior to construction adjacent to or within identified special status communities and other sensitive areas identified in Figure 7-3 of the proposed General Plan. If special status species are identified, the qualified biologist shall consult with the California Department of Fish and Wildlife (CDFW) and establish no-disturbance buffers around avian nests, bat roosts, and sensitive plants to avoid disturbance and direct impacts to these resources during construction. If no special status species are detected during surveys, then construction-related activities may proceed. Nesting birds, in particular, are protected by two means; they receive protection under the Migratory Bird Treaty Act, and nesting raptors (in the order Falconiformes or Strigiformes) are protected under the State Fish and Game Code, §3503.5.*

3) Require biological resource assessments be conducted prior to approval for any development within 300 feet of creeks, wetlands, or other sensitive habitat areas shown on Figure 7-3 of the proposed General Plan.

4) Require on-site monitoring of biological resources by a qualified biologist throughout the duration of construction activity.

5) Require compensatory mitigation by means of habitat preservation, restoration, and enhancement; for the loss of any critical habitat and/or special status communities.

The City will coordinate with the U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife and Regional Water Quality Control Board in providing developers with the best guidance to avoid impacts to special status species and habitat areas including creeks, wetland features, woodlands, or other sensitive natural features.

- CO-I-29 **Protection of Environmentally Sensitive Habitat Area (ESHA).** Update zoning regulations to protect all sensitive species with defined or potential habitat by establishing specific habitat survey requirements, development limitations, and other requirements to mitigate potential impacts.
- CO-I-30 **Verification of ESHA.** Prior to any proposed development in an ESHA or potential ESHA, require that a habitat survey be conducted by a qualified botanist or biologist. The habitat survey will verify whether the site is an ESHA, and document the extent of the sensitive resources, document potential negative impacts to the habitat, and recommend appropriate mitigation measures. Verification of an ESHA shall be based on the following considerations:
- Presence of natural communities identified as rare by the California Department of Fish and Wildlife (determined by a state rarity ranking of S1 to S3)
 - Recorded or potential presence of plant or animal species designated as rare, threatened or endangered under State or federal law
 - Recorded or potential presence of plant or animal species for which there is compelling evidence or rarity, such as a designation of 1B (rare or endangered in California or elsewhere) or 2 (rare, threatened, or endangered in California, but more common elsewhere) by the California Native Plant Society
 - Presence of coastal waterways
 - Integrity of the habitat and its connectivity to other natural areas
- CO-I-36 **Construction during Nesting Season.** If site work or construction occurs during the nesting season (February 1 through August 31) then pre-construction breeding bird surveys shall be performed by a qualified wildlife biologist prior to any site disturbance to ensure that no nests will be disturbed or destroyed during Project implementation. If an active nest is found sufficiently close to work areas to be disturbed by construction activities, then the biologist shall create a no-disturbance buffer of 250 feet around passerine nests and a 500 foot buffer around raptor nests. Work-free buffer zones shall be maintained until after the breeding season or until after the qualified biologist determines the young have fledged (usually late June through mid-July).

Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests is not necessary. However, nests shall be flagged and construction activity shall avoid killing and/or injuring nesting birds.

CO-I-38 **Protection of the Californian Red-Legged Frog During Construction and San Francisco Garter Snake during Construction.** To minimize disturbance, all grading activity within 100 feet of aquatic habitat shall be conducted during the dry season (May 1 and October 15) to protect California red-legged frog and San Francisco garter snake. A qualified biologist shall conduct presence/absence surveys for California red-legged frog and San Francisco garter snake prior to construction in or adjacent to riparian areas, grasslands near ponds/wetlands, or other sensitive habitat. Any individuals identified shall be treated in consultation with USFWS. Construction shall follow accepted procedures for exclusion and avoidance of California red-legged frog and San Francisco garter snake and their habitat. Additionally, the biologist shall supervise the installation of exclusion fencing along the boundaries of the work area, shall conduct environmental awareness training for construction workers, and shall be present during initial vegetation clearing and ground-disturbing activities.

CO-I-39 **Invasive Plant Species.** Prohibit the use of invasive plant species, such as pampas grass, adjacent to wetlands, riparian areas, ESHAs, or other sensitive habitat.

CO-I-45 **Public Land Management.** Coordinate with GGNRA, State and County Parks, and the City and County of San Francisco to ensure that public open space lands are managed to optimize habitat protection for special status species while also providing for public access and other goals.

Key issues include maintaining viable habitat for the Mission Blue butterfly on Milagra and Sweeney ridges; for the California red-legged frog and San Francisco garter snake populations associated with Mori Point and Laguna Salada; and supporting migrating Western snowy plover at Pacifica State Beach.

CO-I-46 **Management of Public Coastal Access.** Ensure regular public access, determining locations on a site-specific basis by considering:

- The capacity of the access way to sustain use;
- The intensity of access that can be sustained;
- The fragility of the natural resources in the accessing, and
- The proximity of the access to adjacent residential uses.

Innovative access management techniques include but are not limited to agreements with private organizations that would minimize management costs and the use of volunteer programs.

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