

## 4.9 PUBLIC SERVICES

### Introduction

This section describes existing conditions relating to public services, including police, fire and emergency services, schools, parks and recreation facilities, and libraries, that are provided to the Corridor Plan Area. Impacts on the provision of these services that could occur as a result of implementation of the proposed Corridor Plan and the Bay Meadows project are also assessed. In addition, mitigation measures for any significant impacts are also identified. This assessment was prepared using information obtained from public service providers in the planning area and published documents pertaining to the planning area.

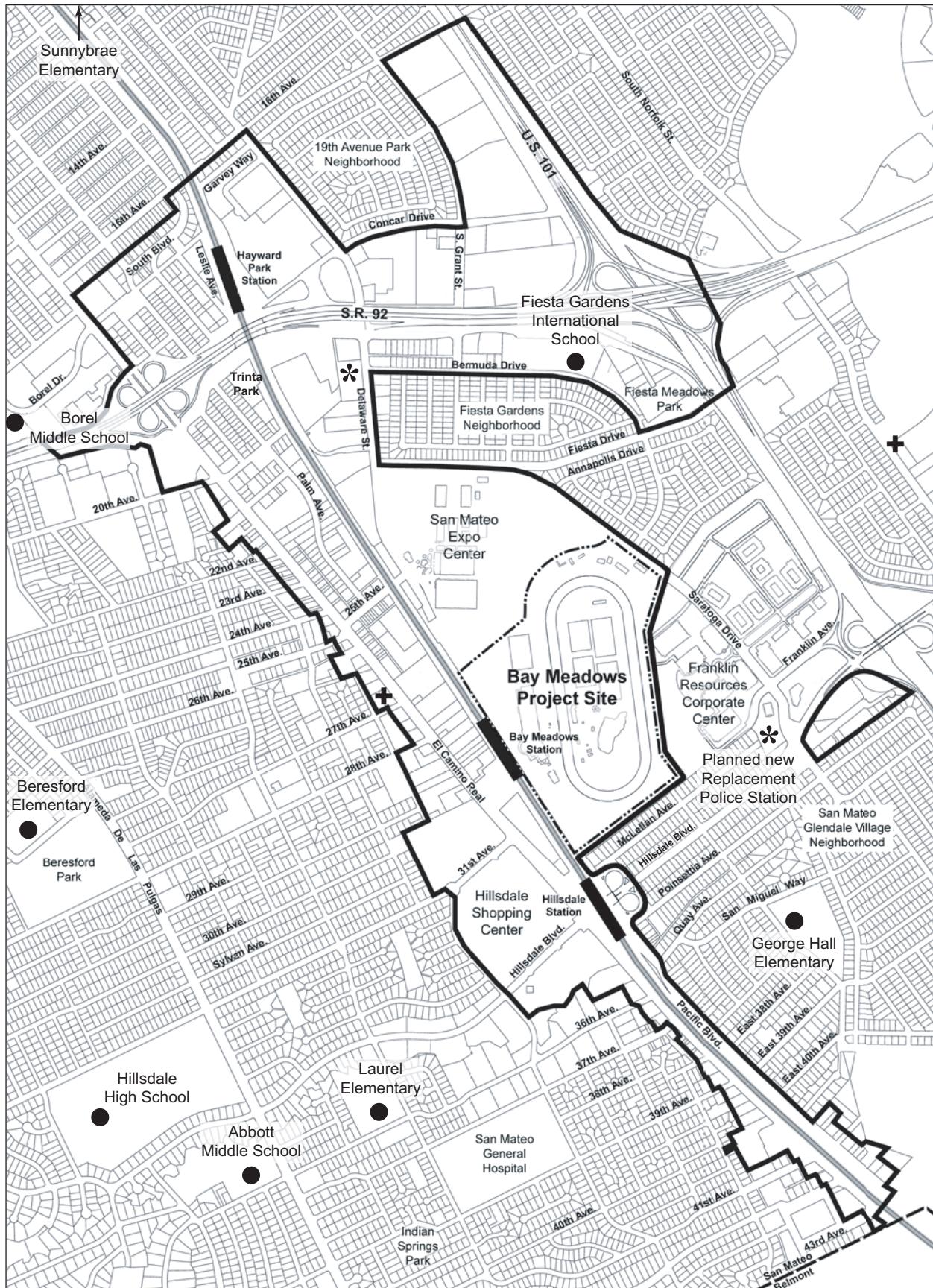
Throughout the existing conditions section, when the Corridor Plan Area is discussed, it can be assumed that the Bay Meadows project site is included in the discussion. Therefore, the terms “project area” and “project location” refer to both the Corridor Plan Area and the Bay Meadows Specific Plan Amendment project site, unless otherwise noted. However, the discussion of impacts and corresponding mitigation measures are provided separately for the Corridor Plan and the Bay Meadows project.

### Existing Conditions

#### *Police Services*

Police services in the project area are provided by the City of San Mateo Police Department (SMPD). As shown in Figure 4.9-1, the SMPD headquarters is located at 2000 South Delaware Street near SR 92, in the northern part of the Corridor Plan Area. Plans are currently underway that would move the police facility to the southwest corner of Saratoga Drive and Franklin Parkway, a location southeast of the Bay Meadows project site (as indicated on Figure 4.9-1). The SMPD currently maintains 116 sworn officers. Equipment used by the SMPD totals 105 police vehicles including 31 patrol cars, five parking enforcement vehicles, and five patrol bicycles. In addition, the SMPD deploys police dogs and maintains other special equipment. Police services include Patrol, Community Policing, and Investigative Services (Passinisi, 2003).

The Patrol Services unit consists of 53 uniformed patrol personnel. Officers with the unit work four 11-hour days followed by four days off. The unit includes two teams of three shifts, a K-9 unit, and police reserves. The Community Policing Services unit works to actively reduce crime and enhance the quality of life by assisting local residents with a wide range of public safety and quality of life issues such as business and residential crime, abandoned vehicles, on-going neighborhood traffic concerns, long-term neighbor disputes, day laborer issues, barking dog complaints, and youth-related concerns. Community Policing officers also give presentations on crime prevention and safety, conduct home security surveys, and help start and maintain Neighborhood Watch blocks. Investigation Services unit follows up on reports initially taken by Patrol Detectives and Community Service Officers and works closely with the community and the District Attorney's office in order to find solutions for the victims in their cases.



Source: EDAW, Inc. 2003

— Corridor Plan Study Area  
- - - Bay Meadows Project Site

● School  
✿ Police Station  
+ Fire Station



0 400 800 1200 feet

FIGURE 4.9-1  
Project Vicinity Public Services

The SMPD maintains response time goals based on the priority level of calls. Calls for police services are classified as Priority 1, 2, or 3:

- Priority 1—There is an immediate threat of danger to a person or a large amount of property and/or the crime is in progress/and or there is a chance of immediate apprehension of the suspect. The average response time to a Priority 1 call is within 5.14 minutes.
- Priority 2—An emergency is in progress but it is not life threatening or does not immediately threaten a large amount of property and/or was life threatening but the threat has passed and/or the suspect is in custody. The average response time to a Priority 2 call for service is 9.36 minutes.
- Priority 3—The situation is not life threatening and never has been. Time is not significant. Average response time for Priority 3 calls is 29.9 minutes.

Police response time goals for all areas of the City are 4 minutes for Priority 1 calls, 6 minutes for Priority 2 calls, and 15 minutes for Priority 3 calls (Passinisi, 2003).

The City is divided geographically into 5 beats, identified as Beats A–E. The project area is located within Beat E—South San Mateo. This beat is staffed 24 hours per day by a minimum of one officer. Staffing needs are determined by service demand and police protection priorities. The SMPD routinely schedules overtime to meet staffing requirements (Passinisi, 2003). Based on the City's current population of 92,692, the current SMPD police-to-resident service ratio is 1.25 officers per 1,000 residents.

### ***Fire and Emergency Services***

#### Fire Services

The City of San Mateo Fire Department (SMFD) provides fire protection, fire suppression/rescue, and medical emergency services within the San Mateo City limits. The Fire Department Administration is located at 1900 O'Farrell Street, Suite 140. The SMFD has 77 emergency operations and emergency medical services personnel, including 53 Fire Fighter Engineers, 21 Fire Captains, and 3 Operations Battalion Chiefs. Other SMFD staff includes one Fire Chief, one Training/Battalion Chief, and one Emergency Service Coordinator. The Bureau of Fire Protection and Life Safety includes one Fire Marshal, one Deputy Fire Marshal, and 3 Fire Inspectors (SMFD, 2003).

The City has six fire stations. Two fire stations are located either within or adjacent to the project area: Fire Station #23 at 27th Avenue and Edison Street is within the project area and Fire Station #26 at South Norfolk Street and Marina Court is located east of the project area (see Figure 4.9-1). Each station has a single fire engine (SMFD, 2003). Fire Station #21 is located in downtown and houses an aerial ladder company. The aerial device has a 100-foot ladder with master fire stream capability. In addition to these fire stations, equipment from other fire stations within the City or neighboring cities could provide additional assistance to fight fires in the project area. On a 24-hour basis, a minimum staffing level of 23 fire personnel are on duty.

The average response time to calls for service within the City limits is four minutes and 20 seconds, with a one-minute dispatch time (SMFD 2003). The SMFD participates in the San Mateo County Emergency Medical Services-Joint Powers Authority (EMS-JPA) and Automatic Aid Response Plan that includes all fire agencies located within the County. San Mateo's fire protection services are rated "3" on the 1-10 (best to worst) Insurance Service Office (ISO) scale (SMFD, 2003). The ISO rating is based on available water supply, number of firefighters, and equipment, and is used as a factor to establish fire insurance rates paid by local residents and businesses.

Automatic Aid agreements provide for an automatic response to all emergencies including structure fires in areas immediately adjacent to the jurisdiction's boundary. Under San Mateo's automatic aid agreement with Foster City, in the event of a fire at the Bay Meadows site, the Foster City Fire Department's Truck Company would be the first automatic aid station to arrive at the racetrack to provide truck company service (SMFD 2003).

The SMFD obtains its water supply from the California Water Service Company. The City of San Mateo has established a uniform, peak-load fire flow standard of 2,500 gallons per minute (gpm) for new structures (SMFD, 2003). Peak-load fire flow is the minimum water pressure (expressed in flow rates of gallons per minute) determined to be necessary to suppress a fire during peak water use periods.

The SMFD provides fire prevention, fire inspection, fire permits, hazardous materials enforcement, public education, and underground storage tank services through the Bureau of Fire Prevention and Life Safety. Designs for new structures and remodeled buildings are reviewed by the Bureau to determine specific fire flow requirements. Building construction, occupancy, floor area, structural height, and distance from other buildings are all factors used in determining peak load fire flows. The Bureau reviews site plans to ensure adequate fire flow, fire department access, turnarounds, building identification, and other relevant fire protection measures, are met. The Bureau may further require (as a condition of approval) the installation of fire retardant roofing, fire-rated walls, alternative construction materials, and automatic fire sprinkler systems. The City of San Mateo has adopted the recent edition of the California Fire Code with local amendments and made it the Municipal Fire Code. The Municipal Fire Code states that any new buildings shall meet the fire flow requirements within the California Fire Code and shall have an automatic sprinkler system installed.

#### Emergency Medical Services

All San Mateo firefighters are State-certified Emergency Medical Technicians (EMT) as well as trained firefighters. In addition, 36 City of San Mateo personnel are State-licensed Advanced Life Support EMT-Paramedics. The SMFD is the first to respond to medical emergencies requiring assistance from first aid to advanced life support rescue services. A private ambulance company provides ambulance transport service. Ambulance service is directed to the most appropriate medical facility based on the type of injury/illness. Two hospitals are located in San Mateo: Mills Memorial Hospital, located at the intersection of El Camino

Real and Crystal Springs Road; and San Mateo County General Hospital, located at the intersection of 37th Avenue and Edison Street (see Figure 4.9-1). All trauma emergencies must be transported to San Francisco General Hospital in San Francisco or Stanford Hospital in Palo Alto, as no hospital in San Mateo County is certified to receive trauma cases.

### ***Schools***

Schools in the City are provided by three school districts. The San Mateo-Foster City School District (SMFCSD) serves grades K-8; the San Mateo Union High School District (SMUHSD) serves grades 9-12; and the County Community College District serves high school graduates and anyone over 18.

#### **San Mateo-Foster City School District**

The SMFCSD operates 20 schools in the Cities of San Mateo and Foster City and in an unincorporated area west of San Mateo (the area served by the Highlands School), and has a total enrollment of approximately 10,000 students. Of the District's 20 schools, five are designated as magnet schools or have programs with no assigned attendance areas. The K-5 magnet schools are Brewer Island Elementary School, Fiesta Gardens International Elementary, North Shoreview Montessori School, and Turnbull Learning Academy. The SMFCSD has one magnet middle school, Bayside Middle School for the Arts and Creative Technologies. The elementary-level magnet schools have no assigned attendance areas, instead drawing students from locations throughout the District on a volunteer basis. Bayside Middle School has an assigned attendance area. As shown on Figure 4.9-1, schools serving the project area include Abbott Middle School, Borel Middle School, Beresford Elementary School, Fiesta Gardens International School, George Hall Elementary School, Laurel Elementary School, and Sunnybrae Elementary School.

#### ***District Enrollment and Capacities***

District enrollment has remained relatively stable over the last several years, with small decreases in student enrollment every year beginning with the 1997-1998 school year. The District expects these decreases to continue through the next four years, with a gradual increase in enrollment beginning in 2009. As shown in Table 4.9-1, all SMFCSD elementary schools currently have excess capacity. The District has reopened or improved, or has plans to improve, several District schools. Improvements to schools in the project area are as follows:

- **Fiesta Gardens International School.** Reopened in 1994 after being closed since 1984. Modernized prior to reopening, several classrooms and facilities added. This school does not have assigned attendance boundaries and children from throughout the District may attend there.
- **George Hall Elementary School.** Modernized, new classrooms and a library added.
- **Sunnybrae Elementary.** Reconstructed and reopened in November 2000.
- **Parkside Elementary School.** Modernization completed in Summer 2003. Several new classrooms added in recent years. Includes a magnet school and assigned attendance.

- **Borel Middle School.** Modernization completed in January 2002.
- **Abbot Middle School.** Modernization completed in Summer 2003.
- **Bayside Middle Schools.** Several classrooms and a District Performing Arts Theater added. Modernization completed in Summer 2003.

**Table 4.9-1**  
**SMFCSD 2002-2003 Enrollments and Capacities**

SCHOOL (CITY)	ENROLLMENT (2002-2003)	CURRENT CAPACITY (2002-2003)	SPACE REMAINING
<b>Elementary Schools (K-5)</b>			
Audubon (Foster City)	487	550	63
Baywood (San Mateo)	476	495	19
Beresford (San Mateo)*	253	261	8
Brewer Island (FC)	486	540	54
Fiesta Gardens International (SM)*	411	443	32
Foster City (FC)	756	835	79
George Hall (SM)*	405	722	317
Highlands (SM)	422	469	47
Horrell (SM)	522	576	54
Laurel (SM)*	410	443	33
Meadow Heights (SM)	300	542	242
North Shoreview (SM)	305	416	111
Park (SM)	333	517	184
Parkside (SM)	465	651	186
Sunnybrae (SM)*	392	735	343
<b>Middle Schools (6-8)</b>			
Abbott (SM)*	829	725	-104
Bayside (SM)	776	725	-51
Borel (SM)*	841	825	-16
Bowditch (FC)	959	890	-69

\*Schools located within the project area

Source: San Mateo-Foster City School District 2003

The K-5 student generation factors that are used by the District are 0.02 student for every single-family residential unit and one student for every 14 families (0.714 student per unit) who live in multi-family residential units. The middle school student generation is half this rate (Silver, 2003).

The District uses the following numbers of students as the basis for staffing schools and determining the number of classrooms required, as well as for determining the District's future needs: 20 students per teacher at the Kindergarten through 3<sup>rd</sup> grade level, 27 students per teacher at the 4<sup>th</sup> and 5<sup>th</sup> grade level, and 30 students per teacher for the 6<sup>th</sup> through 8th grade level. Maximum class sizes for Kindergarten through 2nd grade is 28 students. Grades 3 through 8 have a maximum class size of 30 students per class.

Enrollment projections not only include students from within the district, but also interdistrict transfers. State legislation passed in January 1, 1987 (Allen Bill) allows parents to enroll their children in the school district where they work. Although the District allows interdistrict transfers for SMFCSD employees and for

others on a space available basis, the District does not operate under the Allen Bill and does not enforce a ratio of students accepted per job (Silver, 2003).

#### *Special Programs*

Four District schools operate on year-round calendars in response to community preference. However, these calendars are implemented for educational purposes, not to expand capacity. The District also has a Special Education program to address the needs of approximately 15 percent of the school population. The District employs 28 Special Day Class teachers and 28 Resource Specialist Program teachers for learning handicapped children district-wide. These facilities are adequate to serve the needs of the Special Education program (Silver, 2003).

#### San Mateo Union High School District

The San Mateo Union High School District (SMUHSD) operates seven high schools (including an alternative college preparatory school), one continuation school, and one adult school in the Cities of San Mateo, Burlingame, San Bruno and Millbrae. Classes for the San Mateo Adult School are taught at existing school facilities throughout the District. Classes for Middle College High School are taught on the San Mateo Community College Campus. The three closest high schools that serve the project area include: Aragon High School located at 900 Alameda de las Pulgas; Hillsdale High School located at 3115 Del Monte Street; and San Mateo High School located at 506 North Delaware Street (San Mateo Union High School District, 2003). See Figure 4.9-1 for the location of each school.

The District uses a gross student generation factor of 0.10 student per new small lot single-family residential unit and 0.05 student per new multi-family (apartment or condominium) residential unit for high school (grades 9-12) students (Lapkoff & Gobalet 2003). In the past, at its discretion the District has accepted students whose families lived outside of the District, but who worked within the District's boundaries (0.8 percent of total District enrollment). This was equivalent to one interdistrict transfer for each 724 jobs in the City. Since these interdistrict transfers did not generate additional funding to the District, openings for the high school transfer students were discontinued and all interdistrict transfer requests are now denied (McNay 2003).

The District uses a student loading figure of an average 35 students per classroom at the 9<sup>th</sup>-12<sup>th</sup> grade level as the basis for staffing schools and determining the number of classrooms required, as well as for determining the future District needs (McNay 2003).

Currently, all district schools with the exception of Burlingame and San Mateo High Schools are operating at over capacity. Table 4.9-2 shows the district schools' enrollment and capacities for the 2001-2002 school year.

**Table 4.9-2**  
**SMUHSD 2001-2002 Enrollments and Capacities**

SCHOOL DISTRICT/SCHOOL	CURRENT ENROLLMENT (2003-2004)	BOARD APPROVED CAPACITY (2002-2003)	SPACE REMAINING
<b>San Mateo Union High School District (9-12)</b>			
Aragon High School (SM) *	1,520	1,485	-35
Burlingame High School (B)	1,338	1,255	83
Capuchino High School (SB)	1,149	1,300	-151
Hillsdale High School (SM) *	1,254	1,340	-86
Mills High School (M)	1,501	1,500	-1
San Mateo High School (SM) *	1,354	1,495	141

\*Schools located closest to the project area

Source: San Mateo Union High School District, 2003.

#### San Mateo County Community College District

Approximately 40,000 people throughout San Mateo County attend one of the three colleges in the San Mateo County Community College District (SMCCCD): Skyline College in San Bruno, Canada College in Redwood City, and the College of San Mateo.

The academic and vocational programs offered by the colleges are designed to meet the educational needs of the community. Anyone who is a high school graduate or 18 years of age or older can select from thousands of courses offered at convenient times on the campuses and at a number of off-campus locations. The District also operates a public television station, KCSM-TV, Channel 60, which offers a variety of televised courses for credit each semester. Noncredit, short courses are offered for a fee through the Community Education Program.

Enrollment at the three colleges for Fall 2002 was: Canada College 6,700 students; College of San Mateo, 12,500 and Skyline College, 9,600. All three colleges have remaining capacity for additional students depending on the time of day classes are held. Many students are also employed part- or full-time and student attendance schedules vary (SMCCCD, 2003).

The total of all funds managed by the District is \$119.2 million; the unrestricted general fund (or operating budget) totals \$78.9 million. The greatest expenditure in the budget is devoted to faculty and staff salaries and benefits, with more than 82 percent of the budget allocated to these items (SMCCCD, 2003).

#### ***Parks and Recreational Facilities***

The City of San Mateo's park facilities consist of public open space and outdoor recreational facilities including: playgrounds, ballfields, turf play areas, courts, picnic areas, gardens, five community centers, a senior center, two swim centers, two aquatic parks, and an 18-hole golf course. The City has 25 park sites, three open space areas, and two inaccessible open space areas (Canzian, 2003).

Two neighborhood parks are located within the project area: Fiesta Meadows Park and Trinta Park (see Figure 4.9-1). Fiesta Meadows Park includes a regional soccer field. A privately owned 2.4-acre park is located adjacent to Fiesta Meadows Park. This park is owned by the Fiesta Gardens Homeowners Association and includes a pool, playground, and tennis courts for the exclusive use by homeowners. Several other parks are located outside of, but proximate to, the project area (see Table 4.9-3, below).

**Table 4.9-3**  
**Parks Located Within or Near the Project Area**

PARK NAME	ACRES	FACILITIES
Bay Meadows Linear Park	1.1	Pedestrian paths; passive open space
Bay Meadows East Park (publicly owned, privately maintained)	1.5	Children's play area; passive open space
Bay Meadows West Park (publicly owned, privately maintained)	2.0	Children's play area; passive open space
Bay Tree Park	0.4	Passive open space
Beresford Park	18.5	Children's play area; community building; restrooms; picnic area and shelters; tennis; basketball, and bocce ball courts; ballfields; horseshoe areas
Borel Park	1.6	Undeveloped
Casanova Park	1.4	Children's play area; restrooms; picnic area; basketball courts
Central Park	16.3	Children's play area; community building; restrooms; picnic area; tennis and bocce ball courts; ballfields; Japanese Garden
Concar Playground	0.4	Children's play area; picnic area
East Hillsdale Park	2.1	Children's play area; tennis courts
Fiesta Meadows Park*	4.8	Restrooms; soccer field
Fiesta Meadows HOA Park	2.4	Children's play area, pool, tennis courts
Hayward Park Square	.22	Picnic area
Indian Springs Park	2.4	Children's play area; restrooms; picnic area
Laurie Meadows Park	5.5	Children's play area; picnic area; ballfields; volleyball courts
Sunnybrae Playground	0.4	Children's play area; picnic area
Trinta Park*	2.1	Children's play area; restrooms; ballfields; basketball courts
<b>TOTAL</b>	<b>63.12</b>	

\* = Located within the Corridor Plan Area

Source: City of San Mateo Parks and Recreation Department, 2003.

In addition, school facilities are used by the community for recreation and community activities. Middle and high schools providing recreational facilities in the project area include:

- **Hillsdale High School.** Pool, baseball and soccer fields, tennis courts, gymnasiums, performing arts center.
- **Aragon High School.** Pool, baseball and soccer fields, tennis courts, gymnasium.
- **San Mateo High School.** Pool, baseball and soccer fields, tennis courts, gymnasium, performing arts center.
- **Bayside Middle School.** Playing fields, performing arts center.

California State Government Code Section 66477 (Quimby Act) establishes specific standards for determining the proportion of a subdivision to be dedicated, or fees paid in lieu of dedication, for park or recreational purposes. The standards pertain to the population of the City (based on the latest census data) and the amount of existing neighborhood and community recreation facilities. The standards allow a minimum of three acres of parkland per 1,000 population and a maximum of five acres per 1,000 population for dedication/in-lieu fee purposes. This is in contrast to the average standard used in Bay Area communities (5.4 acres/1,000), the average acres available in California communities (6.5 acres/1,000), and suggested national standards (6.5-10 acres/1,000).

As of 2003, the City's ratio of existing park and recreational facilities to the population is two acres per 1,000 residents (Canzian, 2003). The City requires, per its Municipal Code, new development to provide two acres of parkland per 1,000 residents or the payment of in-lieu fees. The City has no per unit in-lieu fee, but instead calculates the fee using land value/bedroom count and credits for on-site amenities (Canzian, 2003). In addition, the *City of San Mateo General Plan* establishes a facility and acreage goal of approximately six acres of public park space per 1,000 residents (1.5 acres of neighborhood parks per 1,000 people and 4.5 acres of community/regional parks per 1,000 people). This goal, however, is not an adopted policy of the San Mateo Parks and Recreation Department.

In addition to acres of parkland per 1,000 residents, the City has standards for particular recreation facilities, as follows:

- one baseball diamond per 3,500 people;
- one multi-use outdoor court per 1,500 people;
- one soccer field per 5,500 people; and
- one tennis court per 2,000 people.

The Parks and Recreation Department is currently in the process of revising its standards for the Department's long-term Strategic Plan.

### ***Libraries***

The City of San Mateo has three libraries: the Main Library (55 West 3rd Avenue), the Hillsdale Branch Library (205 West Hillsdale Boulevard), and the Marina Branch Library (1530 Susan Court). All of the City libraries are slated for reconstruction or renovation, which began in 2003 (City of San Mateo, 2003b).

The City closed the existing Main Library in August 2003. A temporary Main Library is located at 1100 Park Place in the Bay Meadows Phase I development. Construction of the new Main Library started in Fall of 2003 and will be completed in December 2005. The new Main Library will be a three-story, 90,000-square foot building with 157 parking spaces on two floors of underground parking and will be located on the site of

the existing library. The new building will be Americans with Disabilities Act (ADA) compliant and will utilize sustainable or “green” energy-saving building technology (City of San Mateo, 2003b).

The Hillsdale and Marina Branch Libraries closed in May 2003 for renovations. The branches will reopen in June 2004. The renovations at both branch libraries will include new lighting and fixtures, paint and flooring, improved seating areas, increased number of public computers, expanded children’s storytime areas, and improved way finding through new layout and signage. Other upgrades will include ADA compliance for restrooms and aisle width, seismic upgrades, installation of fire sprinklers, and removal of unsafe building materials. Parking will not be changed. Branch library neighborhoods will benefit from the proximity of the temporary Main Library at Bay Meadows to their current locations. The library will continue to offer outreach activities to the North Central area of the city and will also pursue van service for seniors from the downtown area (City of San Mateo, 2003b).

### ***Relevant Regulations and Plans***

#### **City of San Mateo General Plan**

The *City of San Mateo General Plan* (General Plan) is a comprehensive, long-term plan for the physical development within the City. General Plan policies relevant to public services are found in the Land Use Element and the Conservation and Open Space, Parks & Recreation Element. The Land Use Element of the General Plan contains the following goals and policies related to public services that are directly pertinent to the proposed Corridor Plan and Bay Meadows project:

**GOAL 4b: Public Facilities.** Support the provision and maintenance of adequate sites and public facilities owned and/or operated by the City or other government agencies to meet existing needs and the projected 2010 population and employment including, schools, post office facilities, recreation facilities, libraries, art centers, museums, and offices. Encourage joint use and public-private partnerships where feasible.

**GOAL 4c: Health and Safety.** Protect the community’s health, safety, and welfare by maintaining adequate fire and life safety protection, providing a safe environment with a minimum of crime, reducing unreasonable risk to life and property caused by flooding, earthquakes or other natural disasters, and managing the use, storage, transport and disposal of hazardous materials.

**LU 4.2: Developer’s Contribution Policy.** Require new development to pay on an equitable basis for new or expanded public improvements needed to support the new or changed land use or development.

**LU 4.8: Library Buildings.** Provide library space in the Downtown area and an expanded Hillsdale Branch Library to meet the community’s needs through 2010, if feasible.

**LU 4.10: Police Station Expansion.** Provide Police Station facilities to reduce the existing overcrowding and to meet the facility requirements through 2010.

**LU 4.11: Fire Stations.** Provide new stations and improvements to existing stations and the training facility to meet equipment, manpower, and training requirements, to modernize the stations, and to maintain a high service level through 2010.

**LU 4.14: School Assistance.** As a high priority, support quality public education.

**LU 4.17: Library Service.** Maintain a materials budget, staffing, and service hours for the City's library system that are adequate to meet the community needs, provide current and adequate materials, and meet the continuing changes in information technology.

**LU 4.29: Effective Police Services.** Maintain facilities, equipment, and personnel to provide an effective police force to serve existing and future population and employment as identified in the Land Use Element.

The Conservation and Open Space, Parks & Recreation Element of the General Plan contains the following goals and policies related to public services that are directly pertinent to the proposed Corridor Plan and the Bay Meadows project:

**GOAL 2:** Conserve the City's open spaces which provide or could provide aesthetic and recreation benefits for current and future residents.

**GOAL 4:** Expand the aesthetic and functional contributions made to the urban environment by public open spaces, trail systems, scenic roadways, and street trees and plantings.

**GOAL 5:** Provide a comprehensive park and recreation system of programs and facilities based on the needs of the City's residents of all ages and interests by including active, passive, social, educational, and cultural opportunities.

**GOAL 6:** Develop a balanced program of acquisition, cooperative school agreements, development and redevelopment to preserve open space and to improve community recreation opportunities, particularly in areas determined to have unmet needs.

**GOAL 7:** Maintain and upgrade park infrastructure to optimize its value in meeting community recreation needs and cost effectiveness of its operation.

**C/OS 12.1: Facility Standards.** Adopt and use the Park and Recreation Facility Standards to assess the adequacy of existing facilities, designing, developing and redeveloping sites, and acquiring or accepting new sites.

**C/OS 12.2: Neighborhood Needs.** Provide for neighborhood needs in both neighborhood and community parks.

**C/OS 12.6: Park Preservation.** Preserve existing parklands, open spaces and the golf course for open space and recreational use.

**C/OS 14.1: Location Criteria.** Consider the location of a potential parkland in determining whether to acquire or accept a particular site. Locations which are centrally located, easily accessible, or located in underserved areas should receive highest priority.

**C/OS 14.3: Incremental Acquisition.** Give high priority to incremental acquisition of land for park purposes, as it becomes available.

**C/OS 14.4: Acreage Standards.** Acquire or accept for dedication parkland acreage in accordance with the Park and Recreation Facility Standards.

**C/OS 14.5: City-wide Facilities.** Give development priority to the following significant City-wide facilities, assuming all school facilities remain usable and accessible; at least two multi-use athletic turf areas including at least one diamond suitable for adult baseball, multi-use indoor gymnasium space, and a cultural arts facility.

**C/OS 14.6: Area Studies and Specific Plans.** Include direction in Area Studies and Specific Plans, prepared for new development or redevelopment of portions of the City, that adverse impacts on existing park sites and recreation services will be avoided or mitigated.

**C/OS 14.7: Master Planning.** Adopt a master plan for all undeveloped parks and for those parks over 2 acres in size prior to development or major redevelopment. Consult with residents and users prior to initiating improvements that impact major use areas, i.e. playgrounds, ballfields; interim uses may be conducted if such uses will not adversely impact or limit potential permanent uses.

## Impacts and Mitigation Measures

### *Significance Criteria*

In accordance with the *California Environmental Quality Act (CEQA) Guidelines*, the proposed projects would have a significant impact to public services if implementation of the project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts (in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection, police protection, schools, parks, or other public facilities).

### *Methodology*

The impact analysis focuses on potential effects to police and fire services, schools, libraries, and parks associated with implementation of the proposed projects. Evaluation was made with available information regarding public services and projections of the changes that would occur as a result of the proposed projects.

Impacts for the Corridor Plan and the Bay Meadows project are provided below separately.



### *Corridor Plan Impacts and Mitigation Measures*

#### Police Services

**Impact Public Services-CP1: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase population in the project area, resulting in an increase in calls for police services. This would be a less than significant impact.**

The Corridor Plan includes the development of a maximum of 4,031 new housing units under Scenario Z, which would result in an estimated increase to the City's population of 9,997 people by 2020.<sup>1</sup> Development

<sup>1</sup> Future population figures are calculated by multiplying the projected number of residential units by the average household size for the City of San Mateo (2.48).

under Corridor Plan A could result in a maximum of 1,642 units for an estimated 4,072 new residents. In addition, the Corridor Plan could result in the development of a maximum of 2,022,779 gsf of new commercial space under Corridor Plan A and 4,499,779 gsf of new commercial space under Scenario Z. These levels of development could result in a corresponding increase of 6,508 and 16,041 net new jobs under Corridor Plan A and Corridor Plan Z, respectively.<sup>2</sup> The increase in housing and jobs would generate increased numbers of people within the City boundaries and would increase calls for police service.

Population growth under the Corridor Plan would be incremental and would occur gradually as projects receive approval. Police staffing requirements are based on a minimum of 1.25 officers per 1,000 residents. In order to maintain existing service levels, population increase under Corridor Plan Z would necessitate hiring 16.6 additional sworn positions and necessitate deployment of 13 additional officers per shift. Corridor Plan A would require the deployment of 5 additional officers per shift. Staffing costs for the additional officers would be funded by the Police Department's share of the general fund, which would receive general tax contributions from the new housing and commercial space. Even if the expected additional developments' contribution of taxes to the general fund would not represent a fair share payment for additional services, the increase in service demand would be accommodated by the SMPD through the addition of personnel and would not require construction of new facilities. As such, the Corridor Plan could have fiscal impacts associated with it, but would not result in significant physical environmental effects and therefore would be considered to have a less than significant impact.

**Mitigation Measure Public Services-CP1:** None required.

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#### Fire Services

**Impact Public Services-CP2: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase population in the project area, resulting in an increase in calls for fire and emergency services. This would be a significant impact.**

Development under the Corridor Plan would consist of a maximum of 4,031 new housing units under Scenario Z, which would result in an estimated increase to the City's population of 9,997 people by 2020. Development under Corridor Plan A could result in a maximum of 1,642 units for an estimated 4,072 new residents. In addition, construction of new office and retail space, and the associated employment, would generate increased numbers of people and structures within the City boundaries. The increase in population and structures would be expected to result in an increase in calls for fire and emergency services. Population

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<sup>2</sup> This calculation assumes 250 gsf per commercial worker and 400 gsf per retail worker. With respect to jobs that could be lost, this calculation only takes into account the approximately 900 existing jobs on the Bay Meadows site. Additional jobs would likely be lost, but it would be speculative to estimate their number. As such, the number of future net new jobs calculated here is likely an overestimation. For Corridor Plan A, the calculation is as follows: 6,268 (1,566,948 gsf of office space/250) + 1,140 (455,831 gsf of retail space/400) – 900 (existing Bay Meadows jobs) = **6,508** net new jobs. For Corridor Plan Z, the calculation is as follows: 15,176 (3,793,948 gsf of office space/250) + 1,765 (705,831 gsf of retail space/400) – 900 (existing Bay Meadows jobs) = **16,041** net new jobs.

growth under the Corridor Plan would be incremental and would occur gradually as individual projects receive approval.

The additional call volume would require additional fire apparatus and additional personnel in order to accommodate the heightened demand. According to the SMFD, Fire Station #23, located at 27th Avenue and Edison Street, would require modernization and expansion to accommodate the necessary additional equipment and personnel. An alternative to expansion is the relocation and construction of a new fire station at a location in the Corridor Plan Area. Because the Corridor Plan could result in physical impacts associated with the expansion of facilities, the Corridor Plan could result in a significant impact.

**Mitigation Measure Public Services-CP2: The SMFD's share of the general fund, which would receive general tax contributions from the new development within the Corridor Plan Area, would represent a fair share contribution to costs associated with facility modernization or expansion.**

Expansion of Fire Station #23 would occur within the existing parcel on previously developed land. As such, impacts from this expansion would be less than significant. It is unsure at this time if a new fire station would be needed or the location it would occupy. However, future relocation and construction of a new fire station within the Corridor Plan area would require environmental review at that time to ensure that construction would not result in environmental impacts and this impact would be less than significant.

**Significance After Mitigation:** Less than significant.

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#### Schools

**Impact Public Services-CP3: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase housing and population in the project area, resulting in increased enrollment within the San Mateo-Foster City School District. This would be a significant impact.**

New residential units that could be developed under the Corridor Plan (Scenarios A and Z) would contribute students to elementary and middle schools in the SMFCSD. The Corridor Plan would add from 1,642 to 4,031 new housing units to the area under Scenarios A and Z, respectively. Because the Corridor Plan addresses only areas outside of existing residential zones and is intended to promote transit-oriented development, it is conservatively assumed that 90 percent of all new residential development associated with the Corridor Plan would be multi-family units, with the remaining 10 percent consisting of single-family residences.

The SMFCSD uses K-5 student generation factors of one student for every 14 families (.0714) living in multi-family residential units and 0.2 students for every single-family residential unit. Middle school generation factors are half the rate of K-5 rates. Based on these generation factors, residential development under Scenario A would result in the addition of 139 elementary school students and 70 middle school students for a total of 209 students, requiring approximately seven elementary school classrooms and three middle school

classrooms. Scenario Z would result in the addition of 340 elementary school students and 170 middle school students for a total of 510 students, requiring approximately 16 elementary school classrooms and six middle school classrooms.<sup>3</sup>

The schools within or closest to the project area include Beresford, Fiesta Gardens International, George Hall, Laurel, and Sunnybrae Elementary Schools. All of these schools currently have excess capacity and together could accommodate up to 733 additional students. Sunnybrae Elementary, George Hall Elementary, and Fiesta Gardens International are the schools closest to the two areas (the Hayward Park Station area and the Bay Meadows site) where a vast majority of residential development is projected to occur within the Corridor Plan Area. As such, these would be the schools that would be most appropriately located to serve future Corridor Plan Area students.

Sunnybrae Elementary and George Hall Elementary each have enough capacity to accommodate all of the new elementary students that would be generated under Scenario A. A combination of any two of the three closest schools would similarly have enough capacity to accommodate the additional students that would be generated under Scenario Z. As such, the addition of 139 to 340 elementary school students to the project area would not result in the need for additional classrooms and would result in a less than significant impact to the SMFCSD and its schools.

Middle school students in the Corridor Plan Area would be expected to attend Abbot and Borel Middle Schools. Both of these schools are currently operating at over capacity conditions. As such, an increase in the number of students, 70 under Scenario A and 170 under Scenario Z, would result in the need for between three and six additional classrooms (assuming 30 students per classroom). This would be a significant impact.

**Mitigation Measure Public Services-CP3: Under current policies, the SMFCSD would collect developer fees from individual development projects within the Corridor Plan Area to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities in the Corridor Plan Area. The rate of developer fees would be \$1.28 per square foot for residential development and \$0.20 per square foot for commercial/industrial development.**

California Government Code Section 65995 limits the amount of school fees imposed on new development (as of July 2002) at \$2.14 per square foot for residential projects and \$0.34 per square foot for commercial/industrial projects, including office development. The Government Code allows for these fees to be exceeded if a justification study is conducted and approved. School impact fees are collected by the SMFCSD and divided between the SMFCSD and SMUHSD with 60 percent allocated to elementary and middle schools and 40 percent allocated to high schools. Of these fees, SMFCSD receives \$1.28 per square foot for residential development and \$0.20 per square foot for commercial development; the remaining fees are allocated to the SMUHSD.

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<sup>3</sup> Calculation is based on average class size of 20 students per teacher for grades K through 3, 27 students per teacher for grades 4 and 5, and 30 students per teacher for grades 6 through 8.

Preliminary estimates indicate that under Scenario A, the SMFCSD would receive approximately \$2,102,000 for the residential development and \$405,000 for commercial square footage, for a total of \$2,507,000 in fees. Under Scenario Z, the amount would be approximately \$5,160,000 for residential development and \$900,000 for commercial development, for a total of \$6,060,000 in fees. The estimated school impact fees for residential development are based on an assumed average of 1,000 square feet for residential units.

According to SMFCSD, the cost to build a new classroom is approximately \$200,000 to \$250,000 per classroom (Silver, 2003). Development under Scenario A would require as many as three additional classrooms for a cost of approximately \$600,000 to \$750,000. Development under Scenario Z would require as many as six new classrooms for a cost of approximately \$1.2 to \$1.5 million. Funds collected by the SMFCSD and allocated for their use would total approximately \$2.5 million under Scenario A and \$6 million under Scenario Z. Consequently, school impact fees for new development associated with the Corridor Plan would exceed the cost of providing the additional classrooms necessary to meet the demand for space generated as a result of the Corridor Plan. Therefore, this impact would be less than significant.

**Significance After Mitigation:** Less than significant.

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**Impact Public Services-CP4: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase housing and population in the project area, resulting in increased enrollment within the SMUHSD. This would be a significant impact.**

New residential units that could be developed under the Corridor Plan (Scenarios A and Z) would contribute high school students to San Mateo Unified High School District (SMUHSD) schools. The Corridor Plan would add from 1,642 to 4,031 new housing units to the area under Scenarios A and Z, respectively. Because the Corridor Plan addresses only areas outside of existing residential zones and is intended to promote transit-oriented development, it is assumed that 90 percent of all new residential development associated with the Corridor Plan would be multi-family units, with the remaining 10 percent consisting of small lot single-family residences.

The SMUHSD uses student generation factors of 0.05 students for multi-family residential units and 0.20 students for each single-family residential unit<sup>4</sup> (Lapkoff & Gobalet, 2003). Based on these generation factors, residential development under Scenario A would result in the addition of 107 high school students, requiring approximately three classrooms.<sup>5</sup> Scenario Z would result in the addition of 263 students, requiring approximately eight classrooms.

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<sup>4</sup> Student generation rate represents peak rate used for long-term projections for the purposes of a conservative analysis.

<sup>5</sup> According to the SMUHSD, the maximum number of high school students per classroom is 35.

Students in the Corridor Plan Area would attend Aragon, Hillsdale, and San Mateo High Schools. Aragon and Hillsdale High Schools are currently at overcapacity and would be impacted by the addition of students. San Mateo High has excess capacity and could accommodate up to approximately 141 additional students. This capacity would be adequate under Corridor Plan A, but would not be adequate under Corridor Plan Z. As such, the addition of 263 students under Corridor Plan Z would result in a significant impact to SMUHSD schools.

**Mitigation Measure Public Services-CP4:** Under current policies, the SMUHSD would collect developer fees from individual development projects within the Corridor Plan Area to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities in the Corridor Plan Area. The rate of developer fees would be \$0.856 per square foot for residential development and \$0.136 per square foot for commercial/industrial development.

California Government Code Section 65995 limits the amount of school fees imposed on new development (as of July 2002) at \$2.14 per square foot for residential projects and \$0.34 per square foot for commercial/industrial projects, including office development. The Government Code allows for these fees to be exceeded if a justification study is conducted and approved. School impact fees are collected by the SMFCSD and divided between the SMFCSD and SMUHSD with 60 percent allocated to elementary and middle schools and 40 percent allocated to high schools. Of these fees, SMUHSD receives \$0.856 per square foot for residential development and \$0.136 per square foot for commercial development; the remaining fees are allocated to the SMFCSD.

Preliminary estimates indicate that under Scenario A, the SMUHSD would receive approximately \$1,405,550 for the residential development and \$275,100 for commercial square footage, for a total of \$1,680,650 in fees. Under Scenario Z, the amount would be approximately \$3,450,500 for residential development and \$612,000 for commercial development, for a total of \$4,062,500 in fees. The estimated school impact fees for residential development are based on an assumed average of 1,000 square feet for the residential units.

The cost to build a new classroom is approximately \$200,000 to \$250,000 per classroom. Development under Scenario A would require as many as three additional classrooms for a cost of approximately \$600,000 to \$750,000 million. Development under Scenario Z would require as many as seven new classrooms for a cost of approximately \$1.4 to \$1.75 million. Funds collected by the SMUHSD under Corridor Plan A and Z and allocated for their use would total approximately \$1.68 to \$4.06 million, respectively. Consequently, school impact fees for new development associated with the Corridor Plan would exceed the cost of providing the additional classrooms necessary to meet the demand for space generated as a result of the Corridor Plan. Therefore, this impact would be reduced to a less than significant level.

**Significance After Mitigation:** Less than significant.

**Impact Public Services-CP5: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase housing and population in the project area, resulting in increased enrollment within the SMCCCD. This would be a less than significant impact.**

The mission of the SMCCCD is to provide the community with adult education and neither the County nor the SMCCCD is required by the State to provide these services. The SMCCCD estimates that approximately 50 percent of graduating high school students would attend one of the District colleges. Based on this student generation factor, Corridor Plan Z would result in the addition of 132 students to the three District colleges. The SMCCCD colleges currently have excess capacity and would be able to provide adult education services to community residents (Anderson 2004). Therefore, this would be a less than significant impact.

**Mitigation Measure Public Services-CP5:** None required.

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#### Student Pedestrian Safety

**Impact Public Services-CP6: Implementation of the Corridor Plan (Scenarios A and Z) would result in an increase in the number of students crossing busy streets in San Mateo, thereby creating a safety risk for the students. This would be a significant impact.**

It is assumed that most new students that would be generated by development related to the Corridor Plan (Scenarios A and Z) would attend George Hall and Sunnybrae Elementary Schools and Abbott and Borel Middle Schools. Many of these children would be expected to walk to school, crossing various busy streets (including El Camino Real, Hillsdale Boulevard, and Delaware Street) throughout the project area, especially during morning and afternoon commute times. This would pose a safety concern that would be considered a potentially significant impact.

**Mitigation Measure Public Services-CP6a:** The City shall evaluate unsignalized pedestrian crossings in the areas of the relevant schools to determine if sufficient sight distance is available for motorists to clearly see pedestrians, given street geometry, landscaping, and berthing. Crosswalks shall be provided only where adequate sight distance exists and advanced warning signs shall be provided in both directions.

**Mitigation Measure Public Services-CP6b:** The SMFCSD shall provide crossing guards at intersections determined to be potentially hazardous during the mornings and afternoons when school is in session.

**Significance After Mitigation:** Less than significant.

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#### Parks

**Impact Public Services-CP7: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase population in the project area, resulting in an increase in demand for open space and recreation services. This would be a less than significant impact.**

The Corridor Plan (Scenarios A and Z) proposes land uses that would potentially increase population in the area by 2020. The increase would create additional demand for open space and recreational facilities beyond that which exists today.

The City's ratio of existing park and recreational facilities to its population is two acres per 1,000 residents. Although the General Plan establishes a facility and acreage goal of approximately six acres of public park space per 1,000 residents (1.5 acres of neighborhood parks per 1,000 residents and 4.5 acres of community/regional parks per 1,000 residents), the City requires new development to provide two acres of parkland per 1,000 residents or the payment of in-lieu fees. Using the City's requirement of two acres per 1,000 residents, the Corridor Plan would create an increase in population requiring an additional 19.99 acres of parks under Scenario Z. Under Scenario A, 8.14 acres of additional parks would be necessary. Therefore, this would be a less than significant impact.

It should be noted that the largest component of the Corridor Plan Area that would undergo redevelopment with adoption of the Corridor Plan is the Bay Meadows site, an 83-acre property. Under the Corridor Plan, the Bay Meadows site would require construction of as few as 600 new residential units under Scenario A and as many as 1,900 units under Scenario Z. At two acres per 1,000 residents, the developer of the Bay Meadows Project would be required to provide 9.42 acres of parkland under Scenario Z and 2.98 acres under Scenario A. As part of the City's review and approval process for a project of the size of redevelopment of the Bay Meadows site, the City could negotiate with the site's developer to provide more than the City standard of 2 acres per 1,000 residents (State law establishes a permissible range of parks dedication requirements of three to five acres per 1,000 residents). As such, the provision of additional parkland would at least keep pace with the amount of parkland that would be required by implementation of either scenario of the Corridor Plan.

The provision of additional parkland at a minimum of two acres per 1,000 residents would result in less parkland than has been established as a goal in the General Plan. The fact that development in the Corridor Plan Area would not result in achievement of the General Plan's goal for the amount of parkland the City should have for each resident, would not in itself be a significant effect under CEQA, as it would not be a physical environmental effect.

However, the increased population associated with development as part of the Corridor Plan would result in additional usage of park and recreational facilities that could result in the deterioration of these facilities if not adequately maintained. Development of park facilities or the collection of fees in-lieu by the City from new development in the Corridor Plan Area would increase the amount of facilities and/or serve to maintain and improve existing park facilities. The City could also implement the formation of a Lighting and Landscape District (LLD) at the time of development to provide a steady source of revenue for on-going park maintenance. As such, the Corridor Plan would not result in substantial physical deterioration to the City's park and recreational facilities and would therefore have a less than significant effect.

**Mitigation Measure Public Services-CP7:** None required.

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Libraries

**Impact Public Services-CP8: Implementation of the proposed Corridor Plan (Scenarios A and Z) would increase population in the project area, resulting in an increase in demand for libraries. This would be a less than significant impact.**

The City is in the process of upgrading library facilities, including construction of a new Main Library. Through the payment of taxes and other fees, revenues would be available from the general fund to fund improved library facilities, including the purchase of new books. With completion of the in-progress upgrading, library facilities would be adequate and there would be no impact to library facilities as a result of the Corridor Plan (Scenarios A and Z).

**Mitigation Measure Public Services-CP8:** None required.

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***Bay Meadows Impacts and Mitigation Measures***

The proposed Bay Meadows project would eliminate existing Bay Meadows racetrack operations and could result in the complete redevelopment of the site with a maximum of 2.1 million gsf of office space, 1,500 residential units, 100,000 gsf of retail space, and 29.5 acres of open space (of which 15.6 acres would be devoted to parks and public plazas). Impacts were therefore determined based on the maximum potential development allowed under the proposed project and mitigation measures were developed to mitigate for the level of development possible. The proposed residential units, office space, and retail space represent the maximum that could be built; depending on market conditions, fewer of any all of these uses could be built. For the purposes of analysis in this EIR, the maximum figures are assumed to be the proposed project.

Police Services

**Impact Public Services-BM1: Implementation of the proposed Bay Meadows Plan would increase population in the project area, resulting in an increase in calls for police services. This would be a less than significant impact.**

The Bay Meadows project would provide new planning criteria for the redevelopment of the project site. The proposed project includes the development of as many as 2.1 million gsf of office space, 1,500 new housing units, 100,000 gsf of retail space, and 29.5 acres of open space. This development would result in an increase in permanent population to the City and in the number of employees working on-site. Permanent population could increase to a maximum of approximately 3,720 people residing on the site by 2020.

Employee population on the project site could total approximately 7,750<sup>6</sup> net new jobs by 2020. The increase in housing and jobs would generate increased numbers of people within the City boundaries and would increase calls for police service.

Population and employment growth under the Bay Meadows project would occur over a period of time. Police staffing requirements are based on 1.25 officers per 1,000 residents. In order to maintain existing service levels, the population increase would necessitate hiring 4.6 additional sworn positions. Staffing costs for the additional officers would be funded by the Police Department's share of the general fund, which would receive general tax contributions from the new housing and commercial space. Even if the project's contribution of taxes to the general fund would not represent a fair share payment for additional services, the increase in service demand would be accommodated by the SMPD through the addition of personnel and would not require construction of new facilities. As such, the Bay Meadows project could have fiscal impacts associated with it, but would not result in significant physical environmental effects and therefore would be considered to have a less than significant impact.

**Mitigation Measure Public Services-BM1:** None required.

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#### Fire Services

**Impact Public Services-BM2:** **Development of the proposed Bay Meadows project would increase population on the project site, resulting in an increase in calls for fire and emergency services. This would be a significant impact.**

The Bay Meadows project includes the development of as many as 2.1 million gsf of office space, 1,500 new housing units, 100,000 gsf of retail space, and 29.5 acres of open space. This development would result in an increase in the City's permanent population by as many 3,720 people and an increase in the number of new jobs on the site by as many as 7,750 by the year 2020.

This increase in population and structures would result in an increase in calls for fire and emergency services. This increase in demand could be accommodated by the SMFD through additional personnel and, according to the SMFD, could require expansion or construction of new facilities. This would be a significant impact.

The additional call volume would require additional fire apparatus and additional personnel in order to accommodate the heightened demand. According to the SMFD, Fire Station #23, located at 27th Avenue and Edison Street, would require modernization and expansion to accommodate the necessary additional equipment and personnel. An alternative to expansion is the relocation and construction of a new fire station

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<sup>6</sup> This calculation assumes 250 gsf per commercial worker and 400 gsf per retail worker. Therefore, 8,400 (2,100,000 gsf of office space/250 gsf per worker) + 250 (100,000 gsf of retail space/400 gsf per worker) – 900 (approximate number of existing jobs on the Bay Meadows site) = 7,750 net new jobs.

at a location near the project site. Because the Bay Meadows project could result in physical impacts associated with the expansion of facilities, the project would result in a significant impact.

**Mitigation Measure Public Services-BM2a:** The project sponsor shall provide a minimum of 600,000 gallons of on-site water storage capable of supplying the project site for three days and four hours of fire flow.

Per the direction of the San Mateo Fire Department, storage of at least 600,000 gallons of on-site water storage is required in order to ensure an adequate water supply is available to be used for fire-fighting, should the need arise.

**Mitigation Measure Public Services-BM2b:** The SMFD's share of the general fund, which would receive general tax contributions or other funds from the Bay Meadows project (as determined through a Developer Agreement with the City), would represent a fair share contribution to costs associated with facility modernization or expansion.

**Significance After Mitigation:** Less than significant.

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#### Schools

**Impact Public Services-BM3:** Development of the proposed Bay Meadows project would increase housing and population on the project site, resulting in an increased enrollment within the SMFCSD. This would be a significant impact.

Residential units that would be constructed under the Bay Meadows project would contribute students to elementary and middle schools in the SMFCSD. The project would add from 500 to 1,500 new housing units to the area. It is unknown at this time the proportion of single-family development versus multi-family residential units that would be constructed. As a transit-oriented development, this analysis assumes that development would be composed of 90 percent multi-family housing units and 10 percent single-family residential units.

The SMFCSD uses K-5 student generation factors of one student for every 14 families (.0714) living in multi-family residential units and 0.2 students for every single-family residential unit. Middle school generation factors are half the rate of K-5 rates. Based on these generation factors, development of 1,500 residential units would result in the addition of 126 elementary school students and 63 middle school students for a total of 189 students, requiring approximately six elementary school classrooms and three middle school classrooms.<sup>7</sup>

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<sup>7</sup> Calculation is based on average class size of 20 students per teacher for grades K through 3, 27 students per teacher for grades 4 and 5, and 30 students per teacher for grades 6 through 8.

Students residing on the Bay Meadows project site would be expected to attend George Hall Elementary School or Fiesta Gardens International School. George Hall Elementary School currently has excess capacity and could accommodate up to approximately 317 additional students. Fiesta Gardens International School has excess capacity to accommodate 32 students. As such, the addition of 126 elementary school students to the project site would not result in the need for additional classrooms and would result in a less than significant impact to the SMFCSD and its schools.

Middle school students residing on the Bay Meadows project site would be expected to attend Abbot and Borel Middle Schools, both of which are currently operating at over capacity conditions. As such, the project-related increase of 63 students would result in the need for at least two additional classrooms. This would be a significant impact.

It should be noted that the earliest the project is expected to be occupied with families is 2007. Consequently, it is possible that additional capacity will be available at middle schools by that time. For example, elementary schools which had previously been overcrowded currently have additional capacity available. If that trend continues, it would be expected that middle schools would have available capacity.

**Mitigation Measure Public Services-BM3: Under current policies, the SMFCSD would collect fees from the project sponsor to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities. The rate of developer fees would be \$1.28 per square foot for residential development and \$0.20 per square foot for commercial/industrial development.**

California Government Code Section 65995 limits the amount of school fees imposed on new development (as of July 2002) at \$2.14 per square foot for residential projects and \$0.34 per square foot for commercial/industrial projects, including office development. The Government Code allows for these fees to be exceeded if a justification study is conducted and approved. School impact fees are collected by the SMFCSD and divided between the SMFCSD and SMUHSD with 60 percent allocated to elementary and middle schools and 40 percent allocated to high schools. Of these fees, SMFCSD receives \$1.28 per square foot for residential development and \$0.20 per square foot for commercial development; the remaining fees are allocated to the SMUHSD.

Preliminary estimates indicate that the SMFCSD would receive approximately \$1,920,000 for the residential units that would be constructed as part of the project and \$440,000 for the commercial uses that would be constructed as part of the project, for a total of \$2,360,000 in fees. The estimated school impact fees for residential development are based on an assumed average of 1,000 square feet for residential units. According to SMFCSD, the cost to build a new classroom is approximately \$200,000 to \$250,000 per classroom (Silver, 2003). Development of the proposed project would require three new classrooms for a cost of approximately \$600,000 to \$750,000. Funds collected by the SMFCSD and allocated for their use for both elementary and middle schools would total approximately \$2.3 million. Consequently, school impact fees for new development generated by the project would exceed the cost of providing the additional

classrooms necessary to meet the demand for space generated as a result of the proposed project. Therefore, this impact would be reduced to a less than significant level.

**Significance After Mitigation:** Less than significant.

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**Impact Public Services-BM4: Development of the proposed Bay Meadows project would increase housing and population on the project site, resulting in increased enrollment within the SMUHSD. This would be a significant impact.**

The 1,500 new residential units that would be developed under the Bay Meadows project would contribute high school students to SMUHSD schools. As a transit-oriented development project, it is assumed that 90 percent of all new residential development associated with the Bay Meadows project would be multi-family units, with the remaining 10 percent consisting of small lot single-family residences.

The SMUHSD uses student generation factors of 0.05 students for multi-family residential units and 0.20 students for every single-family residential unit<sup>8</sup> (Lapkoff & Gobalet, 2003). Based on these generation factors, development of 1,500 residential units would result in the addition of 98 students.

The high school closest to the Bay Meadows project is Hillsdale High. Hillsdale High and Aragon High, the second closest high school, are over capacity. San Mateo High School, with an excess capacity of 141 students, would be able to accommodate the 98 students generated by the proposed project. However, because neither of the two closest high schools would be able to accommodate students from the proposed project without expansion of additional classrooms, this would be considered a significant impact.

**Mitigation Measure Public Services-BM4: Under current policies, the SMUHSD would collect developer fees to help finance expansion of existing schools, construction of new schools, and the rental of temporary classroom facilities in the plan area. The rate of developer fees would be \$0.856 per square foot for residential development and \$0.136 per square foot for commercial/industrial development.**

California Government Code Section 65995 limits the amount of school fees imposed on new development (as of July 2002) at \$2.14 per square foot for residential projects and \$0.34 per square foot for commercial/industrial projects, including office development. The Government Code allows for these fees to be exceeded if a justification study is conducted and approved. School impact fees are collected by the SMFCSD and divided between the SMFCSD and SMUHSD with 60 percent allocated to elementary and middle schools and 40 percent allocated to high schools. Of these fees, SMUHSD receives \$0.856 per square foot for residential development and \$0.136 per square foot for commercial development; the remaining fees are allocated to the SMFCSD.

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<sup>8</sup> Student generation rate represents peak rate used for long-term projections of student generation to present a conservative analysis of impacts.

Preliminary estimates indicate that with development of the proposed project the SMUHSD would receive approximately \$1,284,000 for residential development and \$299,200 for commercial development, for a total of \$1,583,200 in fees. The estimated school impact fees for residential development are based on an assumed average of 1,000 square feet for the residential units.

The cost to build a new classroom is approximately \$200,000 to \$250,000 per classroom. Development of the proposed project would require as many as three additional classrooms<sup>9</sup> for a cost of approximately \$600,000 to \$750,000. Funds collected by the SMUHSD under the Bay Meadow project and allocated for their use would be approximately \$1.58 million. Consequently, school impact fees for development generated by the project would exceed the cost of providing the additional classrooms necessary to meet the demand for space generated as a result of the proposed project. Therefore, this impact would be reduced to a less than significant level.

**Significance After Mitigation:** Less than significant.

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**Impact Public Services-BM5: Implementation of the proposed Bay Meadows Plan would increase housing and population in the project area, resulting in increased enrollment within the SMCCCD. This would be a less than significant impact.**

The mission of the SMCCCD is to provide the community with adult education and neither the County nor the SMCCCD is required by the State to provide these services. The SMCCCD estimates that approximately 50 percent of graduating high school students would attend one of the District colleges. Based on this student generation factor the Bay Meadows project would result in the addition of 49 students to the three District colleges. The SMCCCD colleges currently have excess capacity and would be able to provide adult education services to additional future community residents (Anderson 2004). Therefore, this would be a less than significant impact.

**Mitigation Measure Public Services-BM5: None required.**

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#### Student Pedestrian Safety

**Impact Public Services-BM6: The Bay Meadows project would result in an increase in the number of students crossing busy streets in San Mateo, thereby creating a safety risk for the students. This would be a significant impact.**

It is assumed that most new elementary school students generated from the Bay Meadows project would attend George Hall Elementary and Abbott and Borel Middle Schools. Many of these children would be

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<sup>9</sup> According to the SMUHSD, the maximum number of high school students per classroom is 35.

expected to walk to school, crossing busy streets like Hillsdale Boulevard, especially during morning and afternoon commute times. Additionally, children would have to cross El Camino Real if they were assigned to any of the schools west of El Camino Real, including Laurel or Beresford Elementary. This would pose a safety concern that would be considered to be a potentially significant impact.

**Mitigation Measure Public Services-BM6a:** The City shall ensure that the project sponsor evaluate unsignalized pedestrian crossings in the areas of the relevant schools to determine if sufficient sight distance is available for motorists to clearly see pedestrians, given street geometry, landscaping, and berthing. Crosswalks shall be provided only where adequate sight distance exists and advanced warning signs shall be provided in both directions.

**Mitigation Measure Public Services-BM6b:** The SMFCSD shall provide crossing guards at intersections determined to be potentially hazardous during the mornings and afternoons when school is in session.

**Significance After Mitigation:** Less than significant.

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#### Parks

**Impact Public Services-BM7:** Implementation of the proposed Bay Meadows Specific Plan would increase population in the project area, resulting in an increase in demand for open space and recreation facilities. This would be a less than significant impact.

The Bay Meadows project includes 29.5 acres of open space (15.6 acres of public open space and 13.9 acres of private open space). Development under the Bay Meadows project would potentially increase population in the area by 3,720 people by 2020. The increase would create additional demand for open space and recreational facilities beyond that which exists today.

The City's ratio of existing park and recreational facilities to its population is two acres per 1,000 residents. Although, the General Plan establishes a facility and acreage goal of approximately six acres of public park space per 1,000 population (1.5 acres of neighborhood parks per 1,000 people and 4.5 acres of community/regional parks per 1,000 people), the City requires new development to provide two acres of parkland per 1,000 residents or the payment of in-lieu fees.

Using the City's requirements of two acres per 1,000 residents, the Bay Meadows project would be required to provide 7.44 acres of parks or payment of in-lieu fees. As part of the City's review and approval process for the Bay Meadows project, the City could require that additional park acreage be dedicated (State law establishes a permissible range of parks dedication requirements of three to five acres per 1,000 residents for purposes of requiring dedications from new subdivisions). The Bay Meadows project proposes to provide 15.6 acres of public open space, approximately 4.2 acres per 1,000 residents. As such, the provision of additional parkland would at least keep pace with the amount of parkland that would be required by implementation of the project.

The provision of parkland as proposed by the project would result in less parkland than has been established as a goal in the General Plan. The fact that the project would not result in achievement of the General Plan's goal for the amount of parkland the City should have for each resident would not in itself be a significant effect under CEQA, as it would not be a physical environmental effect.

The City has no per unit in-lieu fee, but instead calculates the fee using land value/bedroom count and credits for on-site amenities. In addition to the new parkland added by the project, new development resulting from the project would be assessed a fee, which would be used to maintain and improve existing facilities. The City could also require the project sponsor to implement a Lighting and Landscape District (LLD) at the time of development to provide a steady source of revenue for on-going park maintenance. As such, the Bay Meadows project would not result in substantial physical deterioration to the City's park and recreational facilities and would therefore have a less than significant effect. Development of public open space on the Bay Meadows project site would be a beneficial impact.

**Mitigation Measure Public Services-BM7:** None required.

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#### Libraries

**Impact Public Services-BM8: Implementation of the proposed Bay Meadows Plan would increase population in the project area, resulting in an increase in demand for libraries. This would be a less than significant impact.**

The City is in the process of upgrading library facilities, including construction of a new Main Library. Through the payment of taxes and other fees, revenues would be available from the general fund to fund improved library facilities, including the purchase of new books. Library facilities would be adequate and there would be no impact to library facilities as a result of the Bay Meadows project.

**Mitigation Measure Public Services-BM8:** None required.

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