

Table of Contents

1.	EXECUTIVE SUMMARY	1-1
1.1	Introduction.....	1-1
1.2	Environmental Procedures	1-3
1.3	Project Location	1-5
1.4	Project Summary	1-5
1.5	Summary of Project Alternatives.....	1-5
1.6	Issues to be Resolved	1-6
1.7	Areas of Controversy.....	1-6
1.8	Significant Impacts and Mitigation Measures	1-6
2.	INTRODUCTION.....	2-1
2.1	Proposed Project.....	2-1
2.2	EIR Scope.....	2-1
2.3	Environmental Review Process	2-2
3.	PROJECT DESCRIPTION	3-1
3.1	Project Location	3-1
3.2	Regional Location.....	3-1
3.3	Local Location.....	3-1
3.4	Project Site Setting	3-3
3.5	Surrounding Land Uses	3-3
3.6	General Plan and Zoning Designations	3-3
3.7	Statement of Objectives	3-3
3.8	Project Characteristics.....	3-4
3.9	Intended Uses of the EIR	3-12
4.	ENVIRONMENTAL ANALYSIS	4-1
4.1	Aesthetics	4.1-1
4.2	Air Quality	4.2-1
4.3	Biological Resources.....	4.3-1
4.4	Cultural Resources	4.4-1
4.5	Geology, Soils, and Seismicity	4.5-1
4.6	Greenhouse Gas Emissions.....	4.6-1
4.7	Hazards and Hazardous Materials.....	4.7-1

TABLE OF CONTENTS

4.8	Hydrology and Water Quality.....	4.8-1
4.9	Land Use and Planning.....	4.9-1
4.10	Noise	4.10-1
4.11	Population and Housing	4.11-1
4.12	Public Services and Recreation	4.12-1
4.13	Transportation and Traffic	4.13-1
4.14	Utilities and Service Systems	4.14-1
5.	SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS	5-1
5.1	Greenhouse Gas emissions	5-1
5.2	Transportation and Traffic	5-1
6.	ALTERNATIVES	6-1
6.1	Introduction.....	6-1
6.2	Alternatives Considered	6-2
6.3	Alternatives Considered Infeasible.....	6-2
6.4	Alternatives Comparison	6-3
6.5	No Project Alternative.....	6-3
6.6	Reduced Intensity Alternative	6-7
6.7	Ability to Meet Project Objectives.....	6-12
6.8	Environmentally Superior Alternative	6-12
7.	CEQA-MANDATED SECTIONS	7-1
7.1	Impacts Found Not to be Significant	7-1
7.2	Significant Irreversible Changes Due to the Project	7-2
7.3	Growth-Inducing Impacts of the Project	7-3
8.	ORGANIZATIONS AND PERSONS CONSULTED	8-1
8.1	Lead Agency	8-1
8.2	Public Service Providers	8-1
8.3	Report Preparers	8-1
8.4	Other Consultants.....	8-2

APPENDICES

- Appendix A: Initial Study
- Appendix B: Notice of Preparation and Scoping Comment
- Appendix C: Air Quality and Greenhouse Gas Background and Modeling Data
- Appendix D: Health Risk Assessment
- Appendix E: Noise Monitoring Data
- Appendix F: Transportation Impact Analysis
- Appendix G: Water Supply Assessment

TABLE OF CONTENTS

LIST OF FIGURES

Figure 3-1 Regional and Local Location3-2
Figure 3-2 Existing Site Plan.....3-6
Figure 3-3 Conceptual Site Plan3-8

Figure 4.1-1 Visual Character of the Site and Surroundings 4.1-3
Figure 4.1-2 Views of the Project Site 4.1-5
Figure 4.1-3 Views from the Project Site..... 4.1-7

Figure 4.3-1 Special Status Animal Species..... 4.3-4
Figure 4.3-2 Special Status Plant Species 4.3-5

Figure 4.5-1 Geologic Map 4.5-5
Figure 4.5-2 Soil Types..... 4.5-7
Figure 4.5-3 Earthquake Faults in the San Francisco Bay Area 4.5-9
Figure 4.5-4 Bay Area Earthquake Probabilities 4.5-11

Figure 4.8-1 Colma Creek Watershed 4.8-8
Figure 4.8-2 Storm Drain System 4.8-9
Figure 4.8-3 South Westside Groundwater Basin 4.8-11

Figure 4.13-1 Study Intersections 4.13-5
Figure 4.13-2 Sam Trans Routes 4.13-8
Figure 4.13-3 Existing AM and PM Peak Hour Volumes 4.13-11
Figure 4.13-4 Existing Saturday Peak Hour Volumes 4.13-12
Figure 4.13-5 Trip Distribution 4.13-19

TABLE OF CONTENTS

LIST OF TABLES

Table 1-1	Summary of Impacts and Mitigation Measures	1-7
Table 3-1	Gross Leasable Area – Existing	3-7
Table 3-2	Demolition and Proposed Gross Leasable Area (GLA)	3-10
Table 4-1	Current and Future Developments in the City of Daly City	4-3
Table 4.1-1	Daly City 2030 General Plan Policies and Tasks Relevant to Aesthetics	4.1-2
Table 4.2-1	Ambient Air Quality Standards for Criteria Pollutants	4.2-9
Table 4.2-2	Attainment Status of Criteria Pollutants in the San Francisco Bay Area Air Basin.....	4.2-13
Table 4.2-3	Ambient Air Quality Monitoring Summary.....	4.2-14
Table 4.2-4	Criteria Air Pollutant emissions Generated by Existing Land Uses within the Serramonte Shopping Center	4.2-15
Table 4.2-5	BAAQMD Regional (Mass Emissions) Criteria Air Pollutant Significance Thresholds	4.2-17
Table 4.2-6	Serramonte Shopping Center Construction-Related Criteria Air Pollutant Emissions Estimates.....	4.2-24
Table 4.2-7	Serramonte Shopping Center Criteria Air Pollutants Emissions Forecast.....	4.2-25
Table 4.2-8	Mitigated Serramonte Shopping Center Criteria Air Pollutants Emissions Forecast	4.2-27
Table 4.2-9	Construction Risk Summary	4.2-28
Table 4.3-1	City of Daly City General Plan Policies Relevant to Biological Resources.....	4.3-3
Table 4.4-1	City of Daly City General Plan Policies Relevant to Cultural Resources	4.4-3
Table 4.6-1	GHG Emissions and their Relative Global Warming Potential Compared to CO ₂	4.6-3
Table 4.6-2	Summary of GHG Emissions Risks to California	4.6-7
Table 4.6-3	Scoping Plan GHG Reduction Measures and Reductions toward 2020 Target	4.6-10
Table 4.6-4	GHG Emissions Generated by Existing Land Uses within the Serramonte Shopping Center.....	4.6-16
Table 4.6-5	Serramonte Shopping Center Expansion GHG Emissions Forecast.....	4.6-19
Table 4.6-6	Mitigated Serramonte Shopping Center Expansion GHG Emissions Forecast..	4.6-21
Table 4.7-1	Policies of the Daly City 2030 General Plan Relating to Hazardous Materials and Emergency Operations	4.7-9

TABLE OF CONTENTS

Table 4.8-1	Daly City General Plan Policies and Programs Relevant to Hydrology and Water Quality.....	4.8-5
Table 4.8-2	Designated Beneficial Uses of Surface Waters Near Project Site	4.8-12
Table 4.8-3	Section 303(d) List of Impaired Water Bodies Near Project Site	4.8-13
Table 4.9-1	City of Daly City General Plan Policies Relevant to Land Use	4.9-2
Table 4.9-2	City of Daly City General Plan Policy Consistency.....	4.9-6
Table 4.10-1	Change in Apparent Loudness.....	4.10-2
Table 4.10-2	Typical Noise Levels	4.10-4
Table 4.10-3	Reaction of People and Damage to Buildings for Continuous/Frequent Intermittent Vibration Levels	4.10-6
Table 4.10-4	Groundborne Vibration Criteria: Architectural Damage.....	4.10-7
Table 4.10-5	Land Use Compatibility for Community Noise Environments	4.10-9
Table 4.10-6	Goals, Policies, and Actions of the Daly City 2030 General Plan Noise Element	4.10-10
Table 4.10-7	Existing Weekday Traffic Noise Levels	4.10-12
Table 4.10-8	Existing Saturday Traffic Noise Levels	4.10-13
Table 4.10-9	Existing Freeway Traffic Noise Levels	4.10-14
Table 4.10-10	Groundborne Vibration Levels for Construction Equipment	4.10-20
Table 4.10-11	Baseline Conditions Project Off-Site Contributions – Weekday	4.10-23
Table 4.10-12	Baseline Conditions Project Off-Site Contributions – Saturday.....	4.10-24
Table 4.10-13	Long Range Conditions Project Off-Site Contributions – Weekday.....	4.10-25
Table 4.10-14	Long Range Conditions Project Off-Site Contributions – Saturday	4.10-26
Table 4.10-15	Construction Equipment Noise Emission Levels.....	4.10-27
Table 4.10-16	Construction Noise Levels at Nearest Noise-Sensitive Receptors.....	4.10-27
Table 4.10-17	Weekday Project Contributions	4.10-29
Table 4.10-18	Saturday Project Contributions	4.10-30
Table 4.11-1	City of Daly City 2030 General Plan Policies Relevant to Population and Housing.....	4.11-2
Table 4.12-1	City of Daly City General Plan Policies Relevant to Fire Protection Services	4.12-2
Table 4.12-2	City of Daly City General Plan Policies Relevant to Police Services	4.12-7
Table 4.12-3	City of Daly City 2030 General Plan Policies Relevant to Parks and Recreation.....	4.12-10
Table 4.12-4	Daly City Parks and Recreational Facilities.....	4.12-12
Table 4.13-1	City of Daly City General Plan Policies Relevant to Biological Resources.....	4.13-3
Table 4.13-2	Delay and Level of Service for Intersections.....	4.13-13
Table 4.13-3	Level of Service Definition for Freeway Mainline Segment.....	4.13-13
Table 4.13-4	Intersection Level of Service – Existing Conditions.....	4.13-15

TABLE OF CONTENTS

Table 4.13-5	Freeway Mainline Level of Service – Existing Conditions.....	4.13-16
Table 4.13-6	Intersection Weekday AM Peak Hour Baseline Conditions	4.13-20
Table 4.13-7	Intersection Weekday PM Peak Hour Baseline Conditions.....	4.13-21
Table 4.13-8	Intersection Saturday Midday Peak Baseline Conditions	4.13-22
Table 4.13-9	Freeway AM Peak Hour Baseline Conditions.....	4.13-25
Table 4.13-10	Freeway PM Peak Hour Baseline Conditions	4.13-26
Table 4.13-11	Freeway Saturday Peak Hour Baseline Conditions	4.13-27
Table 4.13-12	Existing Parking Summary	4.13-35
Table 4.13-13	Proposed Land Use Program	4.13-36
Table 4.13-14	Parking Ratios and Required Spaces	4.13-37
Table 4.13-15	Intersection Weekday AM Peak Hour Cumulative Conditions	4.13-39
Table 4.13-16	Intersection Weekday PM Peak Hour Cumulative Conditions.....	4.13-40
Table 4.13-17	Intersection Saturday Midday Peak Hour Cumulative Conditions.....	4.13-41
Table 4.13-18	Freeway Cumulative AM Peak Hour Conditions	4.13-44
Table 4.13-19	Freeway Cumulative PM Peak Hour Conditions	4.13-45
Table 4.13-20	Cumulative Saturday Peak Hour Conditions	4.13-46
Table 4.14-1	City of Daly City General Plan Policies Relevant to Water Supply.....	4.14-3
Table 4.14-2	Normal Year Water Supply and Demand Comparison Without Project (AFY)	4.14-4
Table 4.14-3	Daly City Projected Water Demand Without Project (AFY)	4.14-5
Table 4.14-4	Serramonte Center Projected Demand and Allowance for Losses (AFY)	4.14-6
Table 4.14-5	City of Daly City General Plan Policies Relevant to Sewer Services	4.14-10
Table 6-1	Comparison of the Proposed Project and Alternative Buildout Projections	6-3