

4.10 HYDROLOGY AND WATER QUALITY

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.10.1 Environmental Setting

Climate and Precipitation

The City's climate is moderated by the cooling influence of the Pacific Ocean. Precipitation in the Bay Area typically occurs from October to April. Coastal fog during the summer months and relatively mild winter temperatures produce mean monthly minimum temperatures between 39°F and 54°F and mean monthly maximum temperatures between 60°F and 67°F.

Topography

The project site sits on a slightly sloping hillside with the highest elevation at the south side of the project site and the lowest elevation at the north side of the project site. Elevation of the site ranges from approximately 8 feet above mean sea level (amsl) at the property line between the PG&E property and the Midway Village property (northern end) to approximately 100 feet amsl at the southern end of the project site along Martin Street.

Watershed and Regional Drainage

A watershed is the geographic area draining into a river system, ocean, or other body of water through a single outlet and includes the receiving waters. The City contains five watershed areas, the two largest are the Vista Grande and Colma Creek watersheds. The northern portion of the City, including the project site, is located within the Vista Grande watershed area. The Vista Grande watershed area borders the City and County of San Francisco to the north, Colma Creek watershed to the south and east, and the Pacific Ocean on the west. The Vista Grande portion of the City's stormwater collection system drains the northwestern area of the City and an unincorporated portion of San Mateo County.

The project site lies on the border of the Vista Grande and Colma Creek watersheds. While the project site lies within the Vista Grande Watershed, it appears that site drainage would flow south down to Bayshore Boulevard into the Colma Creek watershed, which drains east into the San Francisco Bay (City of Daly City 2013).

Local Drainage

The project site is located within the Bayshore planning area and is served by the City's storm drain system, maintained by the Daly City Public Works Department. Existing stormwater on the site primarily runs offsite from south to north into the storm drain system.

Groundwater Supply

The project site overlies the southwest corner of the Islais Valley Groundwater Basin within the San Francisco Bay Hydrologic Region. The San Bruno Mountains bound the basin to the west. It is separated from the Downtown San Francisco Groundwater Basin to the north and the Visitacion Valley and South San Francisco Groundwater Basins to the south by bedrock topographic highs.

Geologically, the Islais Valley basin can be broadly classified as bedrock and unconsolidated sediment. Impermeable bedrock of the Franciscan Complex forms the base of the water-bearing formations. Unconsolidated material overlying the bedrock comprises the water bearing strata and consists of dune sand, the Colma Formation, bay mud and clay, and artificial fill. The Colma Formation consists of fine-grained sand, silty sand, and discontinuous beds of clay to 5 feet thick. The artificial fill is largely composed of dune sand with lesser amounts of silt and clay, and some manmade debris (Schlocker 1974). It reaches a maximum total thickness of about 60 feet. The unconsolidated material in aggregate has a maximum thickness of 200 feet, indicating a relatively low storage capacity for groundwater and minimal protection from potential surface contamination. No municipal water supply wells are located in the Islais Valley basin (USGS 1993, DWR 2004a).

The majority of the City lies within the South Westside Groundwater Basin (SWB); however, the project site lies within the Visitacion Valley Groundwater Basin (VVB). The 9-square-mile VVB is roughly triangular shaped and underlies the City and the San Bruno Mountains. Beneath the City, the groundwater basin (from lower to upper strata) consists

of Franciscan Bedrock, Older Merced Formation, Upper Merced Formation, and Colma Formation overlain by clay and sand (DWR 2004b).

Pursuant to Water Code Section 10723.8, SFPUC recently notified the California Department of Water Resources (DWR) of its intent to undertake sustainable groundwater management of the seven groundwater basins that underlie the City and County of San Francisco, among them the Islais Valley (DWR Basin No 2-33 – the northern portion within the City, the Westside DWR Basin No. 2-35, and the Visitacion Valley DWR Basin 2-32). All of the basins are classified by DWR as very low priority basins under the Sustainable Groundwater Management Act. A public hearing held in accordance with Water Code Section 10723(b) on March 10, 2015, established the SFPUC as the Groundwater Sustainability Agency (GSA) for the seven groundwater basins within the City and County of San Francisco (SFPUC 2015). The composition of the GSA for the South Westside Basin has not yet been determined. Upon establishment of a GSA for the VVB, the SFPUC will enter into coordination agreements, as defined in Water Code Section 10721(d), with the individual agencies and water providers to ensure the coordinated implementation of Groundwater Sustainability Plans for the entire Visitacion Basin. The agreements will be consistent with the Regional Groundwater Storage and Recovery Project Operating Agreement among the SFPUC, California Water Service Company, and the cities of San Bruno and Daly City (SFPUC 2015).

Water Quality

The project site is located within the Vista Grande watershed near the Colma Creek watershed. Stormwater runoff from the project site would discharge into the City's storm drain system, which would eventually connect to Colma Creek and terminate in the San Francisco Bay.

State policy for water quality control in California is directed toward achieving the highest water quality consistent with maximum benefit to the people of the state. Aquatic ecosystems and underground aquifers provide many different benefits to the people of the state. The SWRCB is charged with protecting all these uses from pollution and nuisance that may occur as a result of waste discharges in the region. Beneficial uses of surface waters, groundwaters, marshes, and wetlands serve as a basis for establishing water quality objectives and discharge prohibitions to attain these goals.

In accordance with Section 303 (d) of the Clean Water Act, the state must present the EPA with a list of impaired water bodies that do not meet water quality standards. Once a water body has been placed on the 303(d) list of impaired waters, States are required to develop a total maximum daily load (TMDL) to address each pollutant causing impairment. A TMDL defines how much of a pollutant a water body can tolerate and still meet the water quality standards. The City is located in Regional Board Region 2 – San Francisco Bay Region. The beneficial uses of the surface water bodies in the City to which stormwater from the project site would discharge have been designated in the RWQCB Basin Plan.

Flooding

Flood hazard zones are areas subject to flood hazards that are identified on an official Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA). Flooding can be earthquake induced or the result of intense rainfall. Areas within a 100-year floodplain have a 1% probability of flooding in a given year. FEMA has designated the City as a Non-Special Flood Hazard Area (NSFHA), defined as an area that is in a moderate to low risk flood zone. An NSFHA is not in any immediate danger from flooding caused by overflowing rivers or hard rains (FEMA 2019).

According to FIRM Map. No. 06081C0035F, the project site is not within a 100-year or 500-year flood zone (FEMA 2019).

The California Office of Emergency Services (CalOES) has compiled dam inundation maps for the San Francisco Bay Area. A review of these maps indicate that the project site is not located within a dam inundation area (CalOES 2019).

A tsunami is a large tidal wave generated by an earthquake, landslide, or volcanic eruption. Tsunami inundation maps have also been developed for the San Francisco Bay Area. The project site is more than 4 miles from the Pacific Ocean at an elevation of 8 feet amsl at its lowest point and is not within the mapped tsunami inundation area (State of California 2009).

Seiches are waves that oscillate in enclosed water bodies, such as reservoirs, lakes, ponds, swimming pools, or semi enclosed bodies of water, such as San Francisco Bay. Because the project site is far from San Francisco Bay (more than 4 miles), it would not be subject to seiches.

The site is also outside of the influence of sea level rise, as shown on the National Oceanic and Atmospheric Administration sea level rise map. It is not subject to dike/levee failures (NOAA 2019).

4.10.2 Previous Environmental Analysis

City of Daly City General Plan EIR Summary

Chapter 3.8 of the General Plan EIR discusses potential impacts related to hydrology and water quality. Future development projects would conform to all regulatory requirements, and therefore would not violate any water quality standard or waste discharge requirement. Future development projects would also be required to comply with the Municipal Regional Stormwater NPDES Permit and the Statewide NPDES General Permit to reduce impacts from stormwater runoff and non-point pollutants. As such, adherence to existing regulations and General Plan policies would ensure that impacts related to hydrology and water quality are less than significant.

The following General Plan policies are applicable to the proposed project:

- Policy RME-8:** Through the development of a Stormwater Management Program, ensure that all new development complies with the applicable Municipal Regional Stormwater Permit by incorporating controls that reduce water quality impacts over the life of the project in ways that are both technically and economically feasible, and reduce pollutants in stormwater discharges to the maximum extent practicable.
- Policy SE-2.3:** Continue to require the habitable portions of new structures to have a finished flood elevation 1.5 feet above the projected 100-year water surface or to be adequately protected from flooding.
- Policy SE-2.4:** Prohibit any reduction of creek channel capacity, impoundment or diversion of creek channel flows which would adversely affect adjacent properties or the degree of flooding. Prevent erosion of creek banks.
- Policy SE-2.5:** Protect new development adjacent to creeks by requiring adequate building setbacks from creek banks and provision of access easements for creek maintenance purposes.

Plan Bay Area EIR Summary

Chapter 2.8 of the Plan Bay Area EIR discusses potential impacts on water resources. The Plan Bay Area EIR determined that future land use and development projects could adversely affect water quality, groundwater recharge, and drainage patterns and expose people to a significant risk of loss, injury, or death from flooding, seiche, tsunami, or mudflows. However, compliance with existing federal, state, and local regulations would ensure impacts are less than significant. No mitigation measures were identified.

4.10.3 Project-Specific Analysis

Impact HYD-1 Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Impact Analysis

Construction

Construction activities and refueling and parking of construction equipment onsite during could result in the degradation of water quality if sediment, oil and greases, solvents, paints, and other chemicals were released into to nearby water bodies or storm drain system. Additionally, excavation and other soil-disturbing activities associated with the proposed project could potentially affect water quality as a result of movement of soil or sediment erosion from the contaminated soils on the project site (see section 4.9, Hazards and Hazardous Materials, for more detail). If movement of these soils occurs, this could potentially run into surface waters, thus resulting in contamination in runoff.

To minimize these potential impacts, the proposed project would be required to comply with the NPDES General Construction Permit (GCP) as well as prepare a Stormwater Pollution Prevention Plan (SWPPP) that requires the incorporation of BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. This would be further required by Mitigation Measure HYD-1, Prepare and Implement a SWPPP. The SWRCB mandates that projects that disturb 1 or more acres must obtain coverage under the Statewide GCP. Since the proposed project would involve development of 15 acres, it would be subject to these requirements. The GCP also requires that prior to the start of construction activities, the Applicant must file permit registration documents with the SWRCB, which includes a Notice of Intent, risk assessment, site map, annual fee, signed certification statement, SWPPP, and post-construction water balance calculations.

In addition, the proposed project must comply with the City's Grading, Erosion, and Sediment Control Ordinance, as specified in the Chapter 15.62 in the Municipal Code, to minimize potential impacts to water quality. An erosion and sediment control plan must be prepared and submitted with the grading plan for approval by the City Engineer prior to the start of construction.

The City is under the jurisdiction of the San Francisco RWQCB (Region 2) and is subject to the Waste Discharge Requirements of the Municipal Regional Stormwater Permit. Per the Municipal Regional Stormwater Permit, implementation of the following construction BMPs are also required (RWQCB 2015):

- Control and prevent discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges, to storm drains and watercourses.

Environmental Checklist and Environmental Evaluation

- Store, handle, and dispose of construction materials and wastes properly to prevent contact with stormwater.
- Do not clean, fuel, or maintain vehicles onsite, except in a designated area where wash water is contained and treated.
- Train and provide instruction to all employees and subcontractors regarding the construction BMPs.
- Protect all storm drain inlets in the vicinity of the site using sediment controls such as berms, fiber rolls, or filters.
- Limit construction access routes and stabilize designated access points.
- Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractors to implement the applicable BMPs on the plan sheet.
- Use temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
- Delineate clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses with field markers.
- Perform clearing and earth moving activities only during dry weather.
- Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
- Trap sediment onsite using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.
- Divert onsite runoff around exposed areas; divert offsite runoff around the site (e.g., swales and dikes).
- Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- Provide notes, specifications, or attachments describing the following:
 - Construction, operation, and maintenance of erosion and sediment control measures, including inspection frequency.
 - Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material.
 - Specifications for vegetative cover and mulch, including methods and schedules for planting and fertilization.
 - Provisions for temporary and/or permanent irrigation.

The Applicant or chosen contractor would prepare a SWPPP that addresses these and other structural and non-structural BMPs that would be implemented at the site.

In addition, the City reviews individual projects for stormwater conformance with applicable laws, policies, and guidelines and has the authority to inspect and conduct sampling at properties to ensure that the provisions of the City's Storm Water Management and Discharge Control Ordinance (Title 14 of the Municipal Code) are implemented. With development and implementation of the BMPs in the Erosion and Sediment Control Plan and the SWPPP and

compliance with City, county, and state stormwater regulations, the construction impacts to water quality would be less than significant.

Operation

Runoff from high-density residential and commercial properties with parking typically contain oils, grease, fuel, antifreeze, byproducts of combustion (such as lead, cadmium, nickel, and other metals), roofing, gutter, and trim runoff, as well as fertilizers, herbicides, pesticides, and other pollutants associated with landscaping. In addition, sources of pollutants that accompany large-scale buildings would be present, such as onsite storm drain inlets, dumpster storage area, fire sprinkler test water, rooftop equipment, courtyard, sidewalks, and a parking lot.

Water quality in stormwater runoff is regulated locally by the San Mateo Countywide Water Pollution Prevention Program, which includes provisions set by the San Francisco Bay RWQCB. The San Mateo Countywide NPDES permit was amended in 2009 and now includes stricter requirements for incorporating post-construction stormwater control/low-impact development measures into new development and redevelopment projects. All development and redevelopment projects must incorporate site design, source control, and treatment measures to the maximum extent practicable and to use stormwater control measures that are technically feasible and not cost prohibitive. Also, each project regulated under the C.3 provisions must treat 100 percent of the amount of runoff for the project's drainage area with onsite low-impact development treatment measures. Stormwater treatment requirements must be met by using evapotranspiration, infiltration, rainwater harvesting, and reuse, except where this is infeasible, in which case landscape-based biotreatment is allowed.

The threshold for requiring stormwater treatment includes any earthwork that would be greater or equal to 2,500 sf. Since the proposed project would require greater than 2,500 sf of earthwork, adherence to the C.3 provisions of the NPDES permit apply, and various prescribed measures must be incorporated into the project design.

The proposed project would incorporate site design measures, source control measures, and stormwater treatment control measures to minimize potential water quality impacts as follows:

- Landscaped areas and permeable pavers that would retain and treat their own runoff.
- Planters located on southeast portion of site, near the foot of the building, would be used as flow-through planters to treat and discharge runoff from impervious areas.
- Treated runoff would be discharged from the BMPs to the storm drain line on Schwerin Street.
- No runoff would be directly discharged to drainage systems outside the project site.

With the implementation of the proposed site designs, source control, treatment control measures, and management practices, the potential operational impact to water quality would be less than significant. Therefore, operational impacts of the proposed project would be less than significant.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measure HYD-1 is required.

MM HYD-1 Prepare and Implement a SWPPP. The Applicant (or its contractor) shall obtain coverage for the proposed project under the Construction General Permit (Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 20152-006-DWQ). Per the requirements of the California State Water Resources Control Board, the Applicant, or its contractor, shall prepare a SWPPP to reduce the potential for water pollution and sedimentation from proposed project activities. The SWPPP will address site runoff, assuring that project runoff will not affect or alter the drainage patterns on the site. The SWPPP shall comply with the City's Grading, Erosion, and Sediment Control Ordinance, as specified in the Chapter 15.62 in the Municipal Code, as well as the Waste Discharge Requirements of the Municipal Regional Stormwater Permit.

Level of Significance After Mitigation

Less Than Significant With Mitigation.

Impact HYD-2 Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Impact Analysis

New construction could result in impacts related to groundwater if areas currently available for the infiltration of rainfall runoff are reduced and permeable areas are replaced by impermeable surfaces. The project site currently includes 374,980 sf of impervious surface, including the Midway Village area and 20,875 sf of impervious surface at Bayshore Park. The proposed project would include 456,595 sf of new impervious surface (including both the redeveloped Midway Village area and the redeveloped Bayshore Park).

Build-out of the proposed project would lead to an increased demand for water. The project site is located within the Islais Valley groundwater basin but draws water from the South Westside Groundwater Basin. The City obtains approximately 45 percent of its water supply from local groundwater wells. Although the South Westside Basin is not a formally adjudicated basin, the cities of San Bruno and Daly City and the California Water Service Company have established pumping limitations with implementation of the Groundwater Storage and Recovery Agreement, which was formally executed on December 16, 2014. The City has agreed to self-limit groundwater pumping to 3.43 million gallons per day (UWMP 2015).

Implementation of the proposed project would include features with permeable pavers that would retain and treat runoff. Planters throughout the project site would be used as flow-through planters to treat and discharge runoff before entering the City's stormwater system. Additionally, the following design measures would be implemented: direct runoff onto vegetated areas, permeable pavers at the courtyards to minimize and treat runoff from the project site, direct runoff to curbed planters through roof drains, pervious vehicular turf block, direct runoff into bioretention areas, direct runoff into flow through planters, and non-pervious pavement. The Bayshore Park site would be relocated within the project site, graded, and prepped to allow for adequate stormwater drainage from the site, and stormwater design features would be incorporated into the final park design to maintain this drainage in its new location. In addition, the City does not plan to increase its long-term groundwater pumping above existing levels, and the Westside Groundwater Basin is not in critical condition from overdraft (UWMP 2015). Therefore, the proposed project would have a less than significant impact on groundwater supply. Because the proposed project would incorporate these design features to direct stormwater flows and because the groundwater basin is not in overdraft conditions, operation of the proposed project would not substantially impede groundwater recharge.

Project construction activities would excavate the project site up to 26 feet. According to the Geotechnical Investigation, groundwater varies from 1 to 12 feet below ground surface (bgs) at the project site, but for design purposes it is recommended to assume groundwater may be encountered at about 4 bgs (Rockridge Geotechnical 2020). In the event that construction activities such as excavation and trenching encounter shallow groundwater, common practices employed to facilitate construction include either dewatering the excavation or shoring the sides of the excavation to reduce groundwater inflow.

If dewatering is used, the Applicant would be required to comply with the San Francisco Bay Area RWQCB construction dewatering permit requirements. Discharge of non-stormwater from an excavation that contains sediments or other pollutants to sanitary sewer, storm drain systems, creek bed (even if dry), or receiving waters without treatment is prohibited. Discharge of uncontaminated groundwater from dewatering is a conditionally exempted discharge by the San Francisco RWQCB. However, the removed water could potentially be contaminated due to the presence of contaminated soils onsite, from construction equipment, or sediments from excavation. Discharge of water resulting from dewatering operations would require an NPDES Permit, or a waiver (exemption) from the San Francisco RWQCB, which would establish discharge limitations for specific chemicals (if they occur in the dewatering flows). Additionally, discharged groundwater would be disposed of in accordance with Mitigation Measure HAZ-1, which requires the proposed project to prepare a Remediation Action Workplan to address onsite contaminated soils and groundwater (refer to Section 4.9, Hazards and Hazardous Materials for further discussion).

The proposed project would also implement Mitigation Measure GEO-2 and prepare a dewatering plan in accordance with the requirements of the RWQCB. The dewatering plan would detail the location of dewatering activities, equipment, and discharge point in accordance with the requirements of the RWQCB. The dewatering plan would be submitted to the City for review and approval. Therefore, construction of the proposed project would result in a less than significant impact to groundwater recharge with implementation of Mitigation Measures GEO-2 and HAZ-1.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measures GEO-2 and HAZ-1 are required.

Level of Significance After Mitigation

Less Than Significant Impact With Mitigation.

Impact HYD-3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river through the addition of impervious surfaces, in a manner which would:

- i) Result in substantial erosion or siltation on- or off-site;**
 - ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;**
 - iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
-
- iv) Impede or redirect flood flows?**
-

Impact Analysis

The proposed project would involve site improvements that would require grading and soil exposure during construction. If not controlled, the transport of these materials into local waterways could temporarily increase suspended sediment concentrations. To minimize this impact, the proposed project would be required to comply with all of the requirements in the State GCP, including preparation of permit registration documents and submittal of a SWPPP (as required through Mitigation Measure HYD-1) to the SWRCB prior to the start of construction activities. Specific construction and operational BMPs and design measures are outlined under Impact HYD-1, above. The proposed project would include 456,595 sf of new impervious surface (including both the redeveloped Midway Village area and the redeveloped Bayshore Park). This increase in impervious surface at the project site would increase the amount of stormwater runoff and/or potential flooding from the project site. The proposed project would also include areas consisting of landscaping and bioswales along the project site boundary that would allow for controlled capture and absorption of some surface flows in the area. In particular, stormwater at the project site would be diverted to the landscaped areas and bioswales, which would control the volume of stormwater at the project site to reduce the potential for flooding.

The project will require relocation of portions of the City's stormwater drainage system due to the placement of new structures. Any relocations would be required to be designed to accommodate a 100-year storm within the relocated sections to ensure that such relocations do not alter the City system's capacity.

As described, construction activities and refueling and parking of construction equipment onsite during could result in the degradation of water quality if sediment, oil and greases, solvents, paints, and other chemicals were released into to nearby water bodies or storm drain system. However, the proposed project would be required to comply with the City's Storm Water Management and Discharge Control Ordinance (Title 14 of the Municipal Code).

In addition to the above requirements for the construction of the whole proposed project, the proposed project would also be designed to meet the City's requirements to limit stormwater discharge volumes and runoff rates to the pre-project condition during each phase of construction. Due to phased construction for the proposed project, each phase alone has some potential to increase the rate or amount of surface runoff which may result in flooding or contribute runoff water which would exceed the capacity of existing stormwater drainage systems. In order to prevent this, each phase of construction would be designed to meet the City's requirements to limit stormwater discharge volumes and runoff rates to the pre-project condition both overall and upon completion of each individual phase. The SWPPP, which is required through Mitigation Measure HYD-1, would be implemented throughout construction activities,

including during each phase of construction, and therefore the proposed project would meet the City's requirements to limit stormwater discharge volumes and runoff rates.

Additionally, the project site is not located on a FEMA flood zone and therefore would not impede or redirect flood flows. Therefore, with implementation Mitigation Measure HYD-1, as well as adherence to General Plan policies, impacts associated with the alteration of the drainage pattern of the project site would be less than significant with mitigation incorporated.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measure HYD-1 is required.

Level of Significance After Mitigation

Less Than Significant Impact With Mitigation.

Impact HYD-4 In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Impact Analysis

The project site is located over four miles from the Pacific Ocean, at an elevation of 8 feet amsl at its lowest point. Tsunamis typically affect coastlines and areas up to 0.25 mile inland. Due to the project site's distance from the coast, potential impacts related to a tsunami are minimal. Additionally, the project site is not susceptible to impacts resulting from a seiche because of its distance from any enclosed bodies of water. The nearest enclosed body of water to the project site is the San Francisco Bay, which is located approximately 1.2 miles east of the project site. Because the project site is located on relatively high ground from the surrounding area, and proposed project engineering design features would address any slope stability issue onsite, mudflows would not pose an issue. Therefore, a less than significant impact would occur related to inundation by seiche, tsunami, or mudflow.

Level of Significance Before Mitigation

Less Than Significant Impact.

Mitigation Measures

No mitigation is necessary.

Level of Significance After Mitigation

Less Than Significant Impact.

Impact HYD-5 Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Impact Analysis

The majority of the City lies within the South Westside Groundwater Basin (SWB); however, the project site within the Visitation Valley Groundwater Basin (VVB). DWR classifies the VVB as a very low priority basin under the Sustainable Groundwater Act. As described, the composition of the GSA for the South Westside Basin has not yet been determined. Upon establishment of a GSA for the VVB, the SFPUC will enter into coordination agreements, as defined in Water Code Section 10721(d), with the individual agencies and water providers to ensure the coordinated implementation of Groundwater Sustainability Plans for the entire Visitation Basin. The agreements will be consistent with the Regional Groundwater Storage and Recovery Project Operating Agreement among the SFPUC, California

Water Service Company, and the cities of San Bruno and Daly City (SFPUC 2015). Therefore, the proposed project would not conflict with or obstruct implementation of a sustainable groundwater management plan.

The proposed project is required to comply with the policies and objectives of the Water Quality Control Plan for the San Francisco RWQCB. As discussed, the proposed project would be required to implement Mitigation Measure HYD-1 and obtain coverage under the NPDES Construction General Permit requiring preparation of a SWPPP. The SWPPP would be implemented during construction and would incorporate BMPs that meet the requirements of the RWQCB's Water Quality Control Plan to reduce potential impacts to water quality. In the event that construction activities such as excavation and trenching encounter shallow groundwater, the proposed project would also implement Mitigation Measure GEO-2 and prepare a dewatering plan in accordance with the requirements of the San Francisco RWQCB. The dewatering plan would detail the location of dewatering activities, equipment, and discharge point in accordance with the requirements of the RWQCB. The dewatering plan would be submitted to the City for review and approval. Therefore, the proposed project would not conflict with or obstruct implementation of the Water Quality Control Plan for the RWQCB and impacts would be less than significant with implementation of Mitigation Measure HYD-1.

Level of Significance Before Mitigation

Potentially Significant Impact.

Mitigation Measures

Mitigation Measures GEO-2 and HYD-1 are required.

Level of Significance After Mitigation

Less Than Significant Impact With Mitigation.