

## 4.19 UTILITIES AND SERVICE SYSTEMS

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.19.1 Environmental Setting

#### Water Supply

The project site is served by the City's DWWR. A large portion of the City's water supply is received from the SFPUC, which provides water primarily from Hetch Hetchy Reservoir. Recycled water from the North San Mateo County Sanitation District wastewater treatment plant is always provided to the City whenever feasible.

The Urban Water Management Plan (UWMP) for the City addresses the water system operated by the DWWR and describes the water supply sources; magnitudes of historical and projected water use; and a comparison of water supply to demands during normal, single-dry, and multiple-dry years. The UWMP, prepared in accordance with the Urban Water Management Planning Act (AB 797 as amended), is required for every urban water supplier that provides water for municipal purposes to more than 3,000 connections or supplying more than 3,000 acre-feet per year (AFY) of water to adopt and submit UWMPs every five years to the DWR.

According to the 2015 UWMP, the total water supply (from groundwater, purchased water [i.e., from SFPUC], and from recycled water) during normal water years from 2020 to 2035 would be 5,068 million gallons per year (or 15,553 AFY) (UWMP 2015).

## Wastewater Treatment

According to the General Plan EIR, wastewater collection and pumping for the City is largely managed by the North San Mateo County Sanitation District (NSMCSD), which is a subsidiary of the City. However, wastewater collection and pumping for the project area is provided by the Bayshore Sanitary District, while wastewater treatment is provided by the SFPUC.

The SFPUC owns and operates three treatment plants including the Oceanside Plant, the Southeast Plant, and the North Point Facility. The Oceanside Plant and Southeast Plant operate 24-hours a day, 365 days a year, while the North Point Plant operates only when it rains (SFPUC 2020). On an average day the Oceanside Plant can treat 15 million gallons per day (mgd) of wastewater and the Southeast Plant can treat 60 mgd of wastewater (SFPUC 2014).

## Stormwater Management

Municipalities are required to proactively control and regulate pollution from their municipal storm sewer systems in order to mitigate the potential detrimental impacts of urban runoff.

Stormwater management in the City is subject to the Municipal Regional Stormwater NPDES Permit for the San Francisco Bay Region, adopted in 2009. The City's Municipal Code contains regulations related to stormwater management in Title 14 of the Municipal Code. In addition, the State of California's Porter-Cologne Water Quality Control Act of 1969, and other state legislation require municipalities to protect water quality.

The intent of these various laws and permits is to mitigate potentially detrimental effects of urban runoff through proper site design and source control early in the development review process, and to provide guidance in the selection of appropriate BMPs. BMPs are defined as methods, activities, maintenance procedures, or other management practices for reducing the amount of pollution entering a water body.

## Solid Waste

Solid waste services within the City are provided by Allied Waste Services. Waste collected from homes and businesses within the City is processed at the Mussel Rock Transfer Station. Material that cannot be recycled or composted is transferred to the Ox Mountain Sanitary Landfill near Half Moon Bay. The current permitted disposal acreage is 173 acres, with a closure date of the facility scheduled for 2034, with a longer period of operation allowed; pending renewal of the landfill's permit (CalRecycle 2019a). The landfill has a remaining capacity of 22,180,000 CY and has a maximum permitted capacity of 3,598 tons/day.

### 4.19.2 Previous Environmental Analysis

#### City of Daly City General Plan EIR Summary

Chapter 3.13 of the General Plan EIR discusses the potential impacts on utilities and service systems. The General Plan EIR identified potentially significant impacts on utilities and service systems. However, existing local laws, as well as policies contained in the proposed General Plan, would reduce potential impacts on utilities and service systems to less than significant levels.

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

**Policy RME-2:** Require drought-resistant landscaping and water conserving irrigation methods in new developments, and encourage the replacement of existing water-intensive landscaping.

- Policy RME-4:** For development projects that will create water demand exceeding a pre-defined amount, require that developers provide a water supply analysis for the proposed project to demonstrate water availability to adequately serve the project.
- Policy RME-8:** Through the development of a Stormwater Management Program, ensure that all new development complies with the applicable municipal stormwater Municipal Regional Stormwater NPDES Permit by incorporating controls that reduce water quality impacts over the life of the proposed project in way that is both technically and economically feasible, and reduce pollutants in stormwater discharges to the maximum extent practicable.
- Policy RME-9:** Balance stormwater mitigation measures with the other inherent benefits of higher density development that is in close proximity to public transit (i.e., reduction of VMT on local and regional roadways to the extent permitted under the Municipal Regional Stormwater Permit).
- Policy SE-4.4:** Promote measures aimed at significantly decreasing solid waste generation, including community recycling. Require recycled materials storage and collection areas in accordance with requirements of the Recycling Ordinance.

### Plan Bay Area EIR Summary

The following summarizes the potential impacts related to public utilities and facilities discussed in Chapter 2.12 of the Plan Bay Area EIR and includes the complete text of mitigation measures previously identified by the Plan Bay Area EIR that are applicable to the proposed project.

**Impact 2.12-1: Water Supply Entitlements and Resources.** The Plan Bay Area EIR analyzed the potential impacts related to insufficient water supplies from existing entitlements and resources to serve expected development and determined that with the implementation of Mitigation Measures 2.12-1(a), 2.12-1(b), and 2.12-1(c), the impact would be less than significant. The proposed project is not considered a transportation project; therefore, Mitigation Measures 2.12-1(b) and 2.12-1(c) are not applicable (Refer to Impact UTIL-1 in Section 4.19.3, Project-Specific Analysis).

***PBA EIR MM 2.12-1(a):*** Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:

- *For projects that could increase demand for water, project sponsors shall coordinate with the relevant water service provider to ensure that the provider has adequate supplies and infrastructure to accommodate the increase in demand. If the current infrastructure servicing the project site is found to be inadequate, infrastructure improvements shall be identified in each project's CEQA documentation.*
- *Implement water conservation measures which result in reduced demand for potable water. This could include reducing the use of potable water for landscape irrigation (such as through drought-tolerant plantings, water-efficient irrigation systems, the capture and use of rainwater) and the use of water conserving fixtures (such as dual-flush toilets, waterless urinals, reduced flow faucets).*
- *Coordinate with the water provider to identify an appropriate water consumption budget for the size and type of project, and designing and operating the project accordingly.*
- *For projects located in an area with existing reclaimed water conveyance infrastructure and excess reclaimed water capacity, use reclaimed water for non-potable uses, especially landscape irrigation. For*

projects in a location planned for future reclaimed water service, projects should install dual plumbing systems in anticipation of future use. Large developments could treat wastewater onsite to tertiary standards and use it for non-potable uses onsite.

**Impact 2.12-2: Wastewater Treatment Capacity.** The Plan Bay Area EIR analyzed the potential impacts related to inadequate wastewater treatment capacity to serve new development and determined that with the implementation of Plan Bay Area Mitigation Measure 2.12-2 the impact would be less than significant (Refer to Impact UTIL-3 in Section 4.19.3, Project-Specific Analysis).

**PBA EIR MM 2.12-2:** *Implementing agencies and/or project sponsors shall implement mitigation measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:*

- *During the design and CEQA review of individual future projects, implementing agencies and project sponsors shall determine whether sufficient wastewater treatment capacity exists for a proposed project. These CEQA determinations must ensure that the proposed development can be served by its existing or planned treatment capacity. If adequate capacity does not exist, project sponsors shall coordinate with the relevant service provider to ensure that adequate public services and utilities could accommodate the increased demand, and if not, infrastructure improvements for the appropriate public service or utility shall be identified in each project's CEQA documentation. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.*
- *Implementing agencies and/or project sponsors shall also require compliance with Mitigation Measure 2.12(a), and MTC shall require implementation of Mitigation Measures 2.12(b), and/or 2.12(c) listed under Impact 2.12-1, as feasible based on project- and site-specific considerations to reduce water usage and, subsequently, wastewater flows.*

**Impact 2.12-3: Construction of New or Expanded Stormwater Drainage Facilities.** The Plan Bay Area EIR analyzed the potential impacts related to construction of new or expanded stormwater drainage facilities, which could cause significant environmental impacts, and determined that with the implementation of Mitigation Measures 2.12-3(a), 2.12-3(b), and 2.12-3(c) the impact would be less than significant. The proposed project is not considered a transportation project, and therefore Mitigation Measures 2.12-3(b) and 2.12-3(c) are not applicable (Refer to Impact UTIL-1 in Section 4.19.3, Project-Specific Analysis).

**PBA EIR MM 2.12-3(a):** *Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project-and site-specific considerations that include, but are not limited to:*

- *During the design and CEQA review of individual future projects, implementing agencies and project sponsors shall determine whether sufficient stormwater drainage facilities exist for a proposed project. These CEQA determinations must ensure that the proposed development can be served by its existing or planned drainage capacity. If adequate stormwater drainage facilities do not exist, project sponsors shall coordinate with the appropriate utility and service provider to ensure that adequate facilities could accommodate the increased demand, and if not, infrastructure and facility improvements shall be identified in each project's CEQA determination. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.*
- *For projects of greater than 1 acre in size, reduce stormwater runoff caused by construction by implementing stormwater control best practices, based on those required for a SWPPP.*

- *Model and implement a stormwater management plan or site design that prevents the post-development peak discharge rate and quantity from exceeding pre-development rates.*

**Impact 2.12-4: Construction of New or Expanded Water and Wastewater Treatment Facilities.** The Plan Bay Area EIR analyzed the potential impacts related to construction of new or expanded water and wastewater treatment facilities, which could cause significant environmental impacts, and determined with the implementation of Mitigation Measure 2.12-4 the impacts would be less than significant (Refer to Impact UTIL-1 in Section 4.19.3, Project-Specific Analysis).

**PBA EIR MM 2.12-4:** *Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:*

- *For projects that could increase demand on water and wastewater treatment facilities, project sponsors shall coordinate with the relevant service provider to ensure that the existing public services and utilities could accommodate the increase in demand. If the current infrastructure servicing the project site is found to be inadequate, infrastructure improvements for the appropriate public service or utility shall be identified in each project's CEQA documentation. The relevant public service provider or utility shall be responsible for undertaking project-level review as necessary to provide CEQA clearance for new facilities.*

**Impact 2.12-5: Insufficient Landfill Capacity.** The Plan Bay Area EIR analyzed the potential impacts related to insufficient landfill capacity to serve new development while complying with applicable regulations and determined that with the implementation of Mitigation Measures 2.12-5 the impact would be less than significant (Refer to Impact UTIL-4 in Section 4.19.3, Project-Specific Analysis).

**PBA EIR MM 2.12-5:** *Implementing agencies and/or project sponsors shall implement measures, where feasible and necessary based on project- and site-specific considerations that include, but are not limited to:*

- *providing an easily accessible area that is dedicated to the collection and storage of non-hazardous recycling materials*
- *maintaining or re-using existing building structures and materials during building renovations and redevelopment*
- *using salvaged, refurbished or reused materials, to help divert such items from landfills*
- *for transportation projects, diverting construction waste from landfills, where feasible, through means such as:*
  - *the submission and implementation of a construction waste management plan that identifies materials to be diverted from disposal*
  - *establishing diversion targets, possibly with different targets for different types and scales of development*
  - *helping developments share information on available materials with one another, to aid in the transfer and use of salvaged materials; and*
  - *applying the specifications developed by the Construction Materials Recycling Association (CMRA) to assist contractors and developers in diverting materials from construction and demolition projects, where feasible.*

### 4.19.3 Project-Specific Analysis

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**Impact UTIL-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

AND

**Impact UTIL-3 Result in a determination by the wastewater treatment provider, which serves or may serve the proposed project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

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#### Impact Analysis

##### Water

The proposed project would have a water demand of 114,000 gpd (approximately 128 AFY) for the residential, community center, Bayshore Park irrigation, and office space uses. Water would be provided by the existing pipelines on Schwerin Street, which has adequate capacity to serve this increase in daily water capacity. According to the water supply assessment (Appendix A), there would be sufficient water capacity to serve the proposed project.

Water supplies would be provided by the City's DWWR and SFPUC. According to the water supply assessment the total water supply available to the City (including from groundwater, purchased water, and recycled water) is estimated to be approximately 10,625 and 14,433 AFY between 2020 and 2040. The increase in water needed to support the proposed project would therefore represent a less than 1 percent increase in the total capacity estimated. Although the increase in water would result in a less than one percent increase in the estimated water capacity of the City, Mitigation Measure UTIL-1 (PBA EIR MM 2.12-1[a]) and Mitigation Measure UTIL-4 (PBA EIR MM 2.12-4) would be required to ensure that coordination with the City's DWWR and SFPUC occurs to confirm that there would be sufficient capacity available to serve the proposed project. Therefore, impacts would be less than significant with mitigation incorporated.

##### Wastewater

The proposed project would be served by the BSD for wastewater collection and by the SFPUC for treatment. Based on available wastewater generation factors, the proposed project would generate a combined 114,126 gpd of wastewater, which would be an 82,966 gpd increase from existing conditions. This increase would represent approximately 0.0055 percent of the 15 mgd dry weather flow design capacity for the Oceanside Plant and 0.0014 percent of the 60 mgd dry weather flow design capacity for the Southeast Plant. Actual generation rates would likely be lower due to water conservation measures such as the 2019 California Green Building Standards Code, Title 24 of the CCR. Although the proposed project would result in a less than 1 percent increase in the wastewater treatment capacity of the SFPUC, Mitigation Measure UTIL-1 (PBA EIR MM 2.12-2), Mitigation Measure UTIL-2 (PBA EIR MM 2.12-4), and Mitigation Measure UTIL-3 (PBA EIR MM 2.12-3[a]) would be required to ensure that coordination with the SFPUC and BSD occurs and that there would be sufficient collection and treatment capacity available to serve the proposed project. Additionally, the increase in wastewater generated from the proposed project would flow to the existing 18-inch sewer line located beneath Midway Drive that runs from the intersection of Schwerin Street and Midway Drive to the Carlyle Pump Station located on 96 Industrial Way. No upgrades or capacity increase are

anticipated for this sewer line or pump station. Therefore, impacts would be less than significant with mitigation incorporated.

### Stormwater

During construction, the proposed project would 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 the phased construction for the proposed project, each phase alone would have 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 phase. This would prevent the need for additional stormwater drainage facilities to be constructed as a result of the proposed project (C. Gaumnitz, personal communication, March 24, 2020). Therefore, construction related impacts would be less than significant.

The project site design includes landscaped areas and permeable pavers that would retain and treat their own runoff. Treated runoff would be directly discharged from these features to the northeastern edge of the proposed project site via a 60-inch storm main. The 60-inch storm main ultimately outfalls into the Bayshore Channel in a siphon condition. Due to the stormwater treatment and retention measures incorporated into proposed project design in combination with the highly permeable site soils, the proposed project would not require the construction new stormwater drainage facilities offsite. The proposed project would require relocation of portions of the City's stormwater drainage system due to the placement of new structures during the phased development of the site. 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's existing system capacity. According to calculations in Appendix C, there would be sufficient stormwater capacity to serve the proposed project. Therefore, operational impacts would be less than significant.

### Electricity, Natural Gas, and Telecommunications

The proposed project would include extension of the underground electricity and natural gas lines from existing facilities in Schwerin Street. The proposed project would include energy conservation features including homes that are energy efficient with a goal to exceed the state's current Title 24 requirements, by meeting current Tier 2 Energy Efficiency standards. Energy supplies would come from PG&E, which would have sufficient capacity to serve the proposed project. Telecommunication facilities currently exist via overhead power lines. No relocation or expansion of existing electricity capacity, natural gas capacity, or telecommunications facilities would be required for the proposed project, therefore there would be a less than significant impact.

#### **Level of Significance Before Mitigation**

Potentially Significant Impact.

#### **Mitigation Measures**

Mitigation Measure UTIL-1 (PBA EIR MM 2.12-1[a]), Mitigation Measure UTIL-2 (PBA EIR MM 2.12-2), Mitigation Measure UTIL-3 (PBA EIR MM 2.12-3[a]), and Mitigation Measure UTIL-4 (PBA EIR MM 2.12-4) are required.

#### **Level of Significance After Mitigation**

Less Than Significant Impact With Mitigation.

**Impact UTIL-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

**Impact Analysis**

Water supplies would be provided by the City’s DWWP and SFPUC. According to the water supply assessment, the total water supply available to the City (including from groundwater, purchased water, and recycled water) is estimated to be approximately 10,625 to 14,433 AFY between 2020 and 2040 during normal water years. The increase in water needed to support the proposed project would therefore represent a less than 1 percent increase in the total capacity estimated during normal, single dry years, and multiple dry years. Therefore, the incremental increase in water consumption from the proposed project would be able to be served by existing and projected future supplies during normal, single dry years, and multiple dry years, and the impact would be less than significant.

**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 UTIL-4 Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**Impact Analysis**

Solid waste from the project site would be transferred to the Ox Mountain Landfill in Half Moon Bay. As described above, the Ox Mountain landfill is permitted to receive up to 3,598 tons of waste per day. Remaining capacity is approximately 22 million CY. The proposed project would increase the current 150 residential units to 555 residential units (and increase on 405 residential units). Using the waste generation factor for residential use of 12.23 pounds per unit (CalRecycle 2019b), the residential component of the proposed project would be expected to generate a total of 1,237 tons of waste disposal per year, or 3.39 tons of waste per day. In addition to the residential component, the child-care, community center, and office space components would employ an estimated 51 total employees. Using the waste disposal generation estimate for employee uses of 10.53 pounds per employee per day, the child-care, community center, and office space components would generate 1,335.55 tons per year, or 3.66 tons per day, as shown in Table 4.19-1.

**Table 4.19-1: Estimated Proposed Project Solid Waste Generation**

Project Component	Quantity (Existing/Proposed)	Generation Rate (lbs/day)	Pounds Per Day		Tons Per Day		Tons Per Year	
			Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential Units (proposed)	150, 555	12.23	1834.5	6,787.65	0.92	3.39	336	1,237
Employees (proposed)	31, 51	10.53	326.43	537.03	0.16	0.27	58.4	98.55
<b>Totals:</b>	-	-	<b>2,160.93</b>	<b>7,324.68</b>	<b>1.08</b>	<b>3.66</b>	<b>394.4</b>	<b>1,335.55</b>

Note: lbs/day = pounds per day  
Source: CalRecycle 2019b

Total waste generated for residential, child-care, community center, and office uses, based on the CalRecycle usage factors, is anticipated to be 1,335.55 tons per year, or, 3.66 tons per day. Based on the Ox Mountain permitted intake of 3,598 tons per day, project-generated waste would represent approximately 0.001 percent of daily capacity. The actual percentage would probably be less as all employees would not likely work 365 days per year.

Additionally, during construction of the proposed project, Mitigation Measure UTIL-5 (PBA EIR MM 2.12-5) would be required and would ensure that any current onsite materials that can be reused for the redevelopment are used. Mitigation Measure UTIL-3 also includes provisions for providing easily accessible areas that are dedicated to the collection and storage of non-hazardous recycling materials on the project site during construction and establishing diversion targets with different targets for different scales of development (operationally). Therefore, the proposed project contribution to solid waste facilities would be less than significant with mitigation incorporated.

### **Level of Significance Before Mitigation**

Potentially Significant Impact.

### **Mitigation Measures**

Mitigation Measure UTIL-5 (PBA EIR MM 2.15-5) is required.

### **Level of Significance After Mitigation**

Less Than Significant Impact With Mitigation.

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## **Impact UTIL-5 Comply with federal, state, and local statutes and regulations related to solid waste?**

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### **Impact Analysis**

As the City continues to promote additional diversion, there is expected to be no adverse impact on meeting waste diversion goals as a result of implementation of the proposed project. Additional waste generated by the proposed project would likely be further offset by increased diversion, though even at existing rates it is expected that there is sufficient landfill capacity to meet demand.

In accordance with state mandates, cities and counties must reduce per capita waste disposal through source reduction, recycling, and composting activities. The proposed project would include onsite recycling, which would comply with federal, state, and local statutes. Therefore, impacts are anticipated to be less than significant.

### **Level of Significance Before Mitigation**

Less Than Significant Impact.

### **Mitigation Measures**

No mitigation is necessary.

### **Level of Significance After Mitigation**

Less Than Significant Impact.

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