

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 11, 2013

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of a request by the San Francisco Public Utilities Commission (SFPUC) that the County determine whether a part of SFPUC's Regional Groundwater Storage and Recovery Project, which is a component of SFPUC's Water System Improvement Program, conforms to the County General Plan.

**RECOMMENDATION**

Find that:

1. The proposed Regional Groundwater Storage and Recovery Project conforms to the County General Plan overall. Specifically, the proposed project conforms to the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan, but does not conform to Water Supply Policy 10.7: the provision of water supplies in park and recreation areas. However, lack of complete compliance with all policies of the General Plan is outweighed by the need to provide additional water storage to protect the people of San Mateo County against drought and disaster affecting the Hetch Hetchy aqueduct.
2. The project helps achieve the objective of providing continuous water service to San Mateo County and providing emergency water supplies, promoting Policy 10.14 of the General Plan.
3. Alternatives 3A and 3B would best conform to all of the Policies of the San Mateo County General Plan in that these alternatives would conform to Water Supply Policy 10.7 by reducing the project's impact on groundwater supplies for golf courses, while still complying with the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan.

## **BACKGROUND AND PROPOSAL**

The goal of the project is to use the South Westside Groundwater Basin, the portion of the Peninsula aquifer between the San Francisco County line and Burlingame, as a reservoir. Peninsula water districts currently use the aquifer as a regular water source, leaving it depleted. SFPUC intends to provide peninsula water districts with Tuolumne River water during wet years, which will allow the districts to reduce pumping and the aquifer to recharge. During dry years, Tuolumne River water will be supplemented by water drawn from the recharged aquifer. SFPUC proposes to install new wells to increase pumping capacity so that it can use the recharged aquifer to meet the demand during dry years. An operating agreement between the SFPUC and its partner agencies would guide overall groundwater and surface water deliveries associated with the proposed project.

The portion of the project within unincorporated San Mateo County is located on three sites on both sides of Park Plaza Drive, just north of its intersection with 87th Street in Broadmoor. SFPUC calls these sites Site 2, Site 3, and Site 4. Site 2 would be located near the southwest portion of Lake Merced Golf Club, east of Park Plaza Drive, in a parcel adjacent to the Daly City boundary on SFPUC property. Site 3 would be located at Ben Franklin Intermediate School. The project will install subterranean, submersible wells at these sites. Site 4 would be located at Garden Village Elementary School.

## **SUMMARY AND DISCUSSION**

The San Francisco Planning Department completed a Draft Environmental Impact Report (DEIR) evaluating environmental impacts of the project. This DEIR was used to determine whether this project conforms to the General Plan because the DEIR set the thresholds of significance for each impact at the limits imposed by each jurisdiction's General Plan.

There is one permanent significant unavoidable impact affecting the County's unincorporated communities: the reduction in well water available for private recreational uses. However, the goals of the General Plan's Water Supply Element are to safeguard the productive capacity of aquifers, promote the conservation and efficient use of water supplies, and to provide water to users in the following order: agricultural uses, domestic uses, and then recreational uses. The policies exist to guide the County in meeting the goals, and the goals are better met through the development of this project than through not developing the project. This project will prevent aquifer depletion and rationalize the use of water supplies. If the availability of water for recreational uses is affected, it will be by the use of the water for domestic purposes, which is a higher priority. The General Plan places a higher priority on safe water supply for human consumption than for private recreation.

There are temporary significant unavoidable impacts from construction noise. All other potentially significant individual and cumulative impacts in the unincorporated County could be reduced to less than significant levels with proposed mitigation measures.

The proposed project is not in complete conformance with Policy 10.7 of the General Plan relative to the provision of water supplies in park and recreation areas. It is in conformance with all other relevant policies in the San Mateo County General Plan, including the policies related to Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Wastewater, Solid Waste, and Natural and Man-Made Hazards, Air Quality, and Climate Change. The project also promotes the other Water Supply Policies of the General Plan, specifically Policy 10.14, which requires the County to support development of a sufficient emergency supply of water.

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**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** December 11, 2013

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), that the County determine whether a part of SFPUC's Regional Groundwater Storage and Recovery Project, which is a component of SFPUC's Water System Improvement Program, conforms to the County General Plan.

County File Number: PLN 2013-00179  
(San Francisco Public Utilities Commission)

**PROPOSAL**

The applicant is requesting, pursuant to Government Code Section 65402, that the County determine if part of SFPUC's Regional Groundwater Storage and Recovery Project, which is a component of SFPUC's Water System Improvement Program, conforms to the County General Plan. The project will provide SFPUC surface water to San Mateo County water suppliers during wet years in order to allow local aquifers to recharge, allowing them to be drawn upon during drought years. The aspect of the project requiring review for conformity to the County's General Plan is the construction of a new system of wells and pump stations in the unincorporated Broadmoor area.

**RECOMMENDATION**

**Find that:**

1. The proposed Regional Groundwater Storage and Recovery Project conforms to the County General Plan overall. Specifically, the proposed project conforms to the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan, but does not conform to Water Supply Policy 10.7: the provision of water supplies in park and recreation areas. However, lack of complete compliance with all policies of the General Plan is outweighed by the need to provide additional water storage to protect the people of San Mateo County against drought and disaster affecting the Hetch Hetchy aqueduct.

2. The project helps achieve the objective of providing continuous water service to San Mateo County and providing emergency water supplies, promoting Policy 10.14 of the General Plan.
3. Alternatives 3A and 3B would best conform to all of the Policies of the San Mateo County General Plan in that these alternatives would conform to Water Supply Policy 10.7 by reducing the project's impact on groundwater supplies for golf courses, while still complying with the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan.

## **BACKGROUND**

Report Prepared By: Steven Rosen, Project Planner, Telephone, 650/363-1814

Applicant: San Francisco Public Utilities Commission (SFPUC)

Owners: City and County of San Francisco Water Department

Location: Although most of this project lies within incorporated cities within San Mateo County, three sites are located within the unincorporated Broadmoor area. These three sites are grouped together on either side of Park Plaza Drive, north of 87th Street, on land owned by public agencies. The sites are on SFPUC right-of-way, Benjamin Franklin Intermediate School, and Garden Village Elementary School. The project description and Draft Environmental Impact Report incorrectly locate Site 2 in Daly City, and in one table incorrectly locates the Westlake Pump Station in the unincorporated area.

Setting and APN: Site 2 (see Attachment B2) would be located on an undeveloped strip of the SFPUC utility right-of-way on the east side of Park Plaza Drive, approximately 650 feet north of 87th Street. The surrounding land uses include multi-family residential uses to the north of the site and the Lake Merced Golf Club immediately east of the site. Garden Village Elementary School is located south of the site and Ben Franklin Intermediate School is located to the west across Park Plaza Drive. APN: 093-242-010.

Site 3 (see Attachment B2) would be located within the athletic field of Ben Franklin Intermediate School and within the school parking lot approximately 225 feet northwest of the end of White Street. Surrounding land uses include single-family residential uses immediately south and west of the well facility and multi-family residential uses north of the access road to the well facility. The Lake Merced Golf Club is located east of the proposed facility site across Park Plaza Drive. APN: 006-111-460.

Site 4 (see Attachment B2) would be located on San Mateo County road right-of-way and within the playing field at Garden Village Elementary School approximately 160 feet northeast of the intersection of Park Plaza Drive and 87th Street. Pipelines would be

installed within Park Plaza Drive and 87th Street. Other land uses surrounding the facility site include single-family residences. Lake Merced Golf Club is located adjacent to pipelines that would be installed north of the proposed well facility to connect to the Daly City water distribution system. APN: 006-141-100.

Existing Zoning: R-1/S-7, R-E/S-9

General Plan Designation: Medium Density Residential  
Medium-Low Density Residential  
Institutional

Existing Land Use: Benjamin Franklin Intermediate School, Garden Village Elementary School, South Park Plaza Drive landscaping.

Flood Zone: Zone X, Area of Minimal Flooding, FEMA Community Panel 06081C0030E.

Environmental Evaluation: As required by the California Environmental Quality Act (CEQA), the San Francisco Planning Department has completed a Draft Environmental Impact Report (DEIR) that evaluates the potential environmental impacts of the project. This DEIR used the General Plan policies of the jurisdictions in which the infrastructure would be built as its thresholds of significance for assessing environmental impacts. The public comment period for the DEIR ended on June 11, 2013. The SFPUC plans to publish the response to comments in the spring of 2014.

The full DEIR is available on the Internet at:  
<http://www.sfplanning.org/index.aspx?page=1829>

## **DISCUSSION**

### **A. PROJECT DESCRIPTION**

The Westside Groundwater Basin is an aquifer on the San Francisco Peninsula extending from Land's End in San Francisco to Burlingame on the bayside of the coastal mountain range. The proposed project consists of groundwater storage and recovery in the South Westside Groundwater Basin, the portion of the aquifer south of the San Francisco County line, including the operation of groundwater production wells and associated distribution and treatment facilities. An operating agreement between the SFPUC and its partner agencies would guide overall groundwater and surface water deliveries associated with the proposed project.

The goal of the project is to use this portion of the basin as a reservoir. Peninsula water districts currently use the aquifer as a regular water source, leaving it depleted. SFPUC intends to provide peninsula water districts with Tuolumne River water during wet years, which will allow the districts to reduce pumping and the aquifer to recharge. During dry years, Tuolumne River water will be supplemented by water drawn from the recharged aquifer. SFPUC proposes to

install new wells to increase pumping capacity so that it can use the recharged aquifer to meet demand during dry years.

The portion of the project within unincorporated San Mateo County is located on three sites on both sides of Park Plaza Drive, just north of its intersection with 87th Street in Broadmoor. SFPUC calls these sites Site 2, Site 3, and Site 4.

Site 2, the Park Plaza Meter, would be located near the southwest portion of Lake Merced Golf Club, east of Park Plaza Drive, in a parcel adjacent to the Daly City boundary on SFPUC property (the DEIR refers to this site as being within Daly City, but the County's GIS locates the parcel within the unincorporated community of Broadmoor. Regardless, the impacts of activity on the site would affect the unincorporated area.) The site layout is shown in Attachment B1. The proposed Project at Site 2 includes conversion of an existing test well to a production well and continued operation of an existing water quality monitoring well. No on-site treatment processes are proposed, because extracted groundwater would be conveyed to the Westlake Pump Station for disinfection and fluoridation via existing pipelines. Attachment B2 shows the location of Daly City's Westlake Pump Station relative to Site 2.

Electrical power would be provided to Site 2 through a new underground connection to an existing PG&E power pole located approximately 40 feet to the north. Temporary construction access and permanent site access would be from an existing golf club access road off of Park Plaza Drive. The on-site access driveway would be improved from the existing golf club road to the well facility.

Site 3, at Ben Franklin Intermediate School, would be located in Broadmoor in unincorporated San Mateo County, west of Park Plaza Drive on property owned by the Jefferson Elementary School District. The site layout is shown in Attachment B1. The site would be located on the southwest portion of an athletic field at Ben Franklin Intermediate School. The proposed Project at Site 3 includes a new production well. No on-site treatment processes are proposed, because extracted groundwater would be conveyed via existing pipelines to the Westlake Pump Station for disinfection and fluoridation. Attachment B2 shows the location of Daly City's Westlake Pump Station relative to Site 3.

Electrical power to Site 3 would be via a new underground connection to an existing PG&E power pole located approximately 150 feet to the west.

The well facility would be constructed over two summers, when the neighboring schools are not in session. Temporary construction access and permanent access to Site 3 would follow the route shown on Attachment B1 from Park Plaza Drive along the path at the northern edge of the athletic field and along the running track at Ben Franklin School. No permanent access improvements are proposed, other than restoration of the path and running track to, at least, their general pre-existing conditions at the completion of each construction season. The existing baseball backstop would be repaired or replaced, and the turf along

the pipeline route would be replaced following construction. The SFPUC would notify the Jefferson Elementary School District of construction activities a minimum of nine months in advance of any construction on school grounds to allow the District to plan for school ground closures. Prior to the start of the school year, the SFPUC would restore the site for school use.

Site 4, at Garden Village Elementary School, would be located in Broadmoor in unincorporated San Mateo County, east of Park Plaza Drive, on property owned by San Mateo County. The site layout is shown in Attachment B1. Site 4 is adjacent to the playing field of the Garden Village Elementary School and single-family residences. The proposed Project at Site 4 includes a new production well. No on-site treatment processes are proposed, because the extracted groundwater would be conveyed via existing pipelines to the Westlake Pump Station for disinfection and fluoridation. Attachment B2 shows the location of Daly City's Westlake Pump Station relative to Site 4.

Electrical power to Site 4 would be via a new underground connection to an existing PG&E power pole located approximately 270 feet to the southwest.

An existing baseball backstop would be temporarily relocated during construction; after construction is complete it would be returned to its original location. Turf along the pipeline route would be replaced following construction. The SFPUC would notify the Jefferson Elementary School District of construction activities a minimum of nine months in advance of any construction on school grounds to allow the District to plan for any partial school ground closures.

Temporary construction access and permanent access would be from Park Plaza Drive. The on-site driveway would be improved from Park Plaza Drive to the well facility.

## B. KEY ISSUES

### 1. Reason for General Plan Conformity

Government Code Section 65402 states, in relevant part, that "... a city shall not ... construct or authorize a public building or structure, in ... unincorporated territory, if ... the county in which such unincorporated territory is situated has adopted a general plan ... and such general plan ... is applicable thereto, until the location, purpose and extent of such ... public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan ..." Because the project is undertaken by a public entity, under Government Code Section 65402, SFPUC must request, and San Mateo County may report on, the project's conformity with the San Mateo County General Plan.

No San Mateo County building permits or other development approvals are required for this project, and the County has no authority to prohibit or require modifications to the project based on development regulations. Because the proposed project is a public project by an agency of the City of San Francisco, it is subject to San Francisco regulations, and exempt from San Mateo County building and zoning regulations. While the project is not subject to San Mateo County planning or building permit requirements, work on the proposal may require County encroachment permits and/or easements for construction, as well as permits for road closures.

2. Conformance with San Mateo County General Plan

a. Vegetative, Water, Fish and Wildlife Resources Policies

Policy 1.25 requires the County to maintain and improve the quality of groundwater basins and recharge areas. Policy 1.33 requires the County to regulate resource productive uses which are subject to local control in order to prevent and, if infeasible, mitigate to the extent possible significant adverse impacts on water resources and to maintain and enhance the productive capacity and quality of groundwater basins and recharge areas. Policy 1.49 requires the County to recognize, encourage and cooperate with the efforts of public agencies and private groups which are consistent with the goals, objectives and policies of this chapter.

Discussion: The proposed project sites do not contain significant vegetative, water, and wildlife resources, but the Groundwater Storage and Recovery Project will implement the above policies for the County. The substitution of Hetch Hetchy System water for groundwater in wet years will allow the aquifer to recharge. The additional wells will enhance the productive capacity of the aquifer. Finding this project to be in conformance with the General Plan will encourage and support SFPUC in their efforts.

b. Soil Resources Policies

Policy 2.17 calls for the County to regulate development to minimize soil erosion and sedimentation.

Policy 2.23 calls for the County to regulate excavation, grading, filling and land clearing activities to protect against accelerated soil erosion and sedimentation.

Discussion: The proposed project incorporates adequate measures to minimize soil erosion and sedimentation. At Sites 3 and 4, the project will comply with the NPDES General Permit for Storm Water Discharges Associated with Construction Activity, at sites where more

than one acre of land disturbance would occur. At Site 2, SFPUC or its contractor will prepare and implement an erosion and sediment control plan. These measures will meet the same standards as construction projects initiated or regulated by the County. This project conforms to these policies.

c. Visual Quality Policies

Policy 4.14 directs the County to regulate development to promote and enhance good design, site relationships, and other aesthetic considerations.

Discussion: The facilities at Sites 2, 3, and 4 will be visible from users of Park Plaza Drive, neighbors, and students at the schools. Construction of the well facility at Site 4 would require the removal of most existing trees on the site, and would be visible at foreground distance to the Garden Village Elementary School and Park Plaza Drive. This will be mitigated to a less than significant level through the planting of replacement screening vegetation. With this mitigation, staff believes that the project conforms to this policy of the General Plan.

d. Historical and Archaeological Resources Policies

Policies 5.3 and 5.21 protect archaeological sites from destruction and temporarily suspend construction work when such sites are discovered.

Discussion: The DEIR acknowledges that there is a possibility that archaeological materials and/or human remains could be discovered during the course of construction at all project sites and staging areas, resulting in a potentially significant impact to cultural resources. Because of this reason, the SFPUC proposes mitigation measures that would alert contractors to specific policies and procedures to be followed, including contacting a qualified archaeologist or coroner as appropriate, should such items be discovered during construction. These measures meet or exceed those that would be required by the County for similar projects, and thus conform to County General Plan policies regarding protection of archaeological resources.

e. Water Supply Policies

Policy 10.2 requires the County to seek to safeguard the productive capacity of groundwater aquifers. Policy 10.14 requires the County to support the development of a sufficient emergency supply of water.

Discussion: This project will both recharge the Westside Groundwater Basin and increase SFPUC's capacity to draw from it. A primary purpose of this project is to increase water storage on the Peninsula so that water service could continue should the Hetch Hetchy aqueduct fail. This project allows SFPUC to enact these policies.

Policy 10.7 requires the County to encourage the provision of water supplies in park and recreation areas commensurate with the desired level of development.

Discussion: The DEIR concluded that there will be a significant unavoidable impact to the availability of groundwater for use by the California Golf Club, a golf course in the unincorporated community. The project would allow the aquifer to recharge during wet years, but during dry years, the aquifer would be drawn upon by more municipal sources than currently use it. The availability of groundwater for golf courses would therefore be increased during wet years and reduced during dry years. The DEIR considered the impact significant and unavoidable because its mitigation measures cannot be implemented unless the affected users grant SFPUC permission to perform work on their property. The project will not affect any public recreation uses in the unincorporated area.

Policy 10.18 requires the County to pursue rational management of aquifers.

Discussion: This project would allow the use of scientific understanding of the peninsula's aquifers to organize and manage their use region-wide. The sale of Hetch Hetchy water to peninsula water companies during wet years would allow the aquifers to recharge, and managed pumping during dry years would be coordinated region-wide.

f. Solid Waste Policies

Policies 13.1, 13.5 and 13.6 seek to reduce waste generation, minimize dependence on landfills, and promote resource recovery.

Discussion: The project would create solid waste and inert solids, such as soil from well shafts. The project includes measures to mitigate this impact. These measures require SFPUC or its contractors to salvage all or parts of a structure where practicable; recycle or reuse 100 percent of inert solids at approved facilities; and direct source separating non-inert materials (e.g., cardboard and paper, wood, metals, green waste, new gypsum wallboard, tile, porcelain fixtures, and other easily recycled materials) to recycling facilities approved by the County, the remainder (but no more than

50 percent by weight or yardage) of which shall be taken to a facility for disposal. Staff believes that the project complies with the Solid Waste policies of the General Plan.

g. Natural Hazards Policies

Policy 15.1 requires the County to minimize potential risks resulting from natural hazards. Policy 15.5 defines geotechnical hazards as including non-seismic unstable conditions, including landslides and erosion.

Discussion: This project would provide a source of water to replace Hetch Hetchy water if an earthquake damaged the aqueduct. The pumps located in unincorporated areas of the County will be sited in areas that are not at risk of landslides or liquefaction. The project conforms to the Natural Hazards Element of the General Plan.

h. Man-Made Hazards Policies

(1) Noise

Policy 16.12 requires the County to regulate noise levels emanating from noise-generating land uses through measures that establish maximum land use compatibility and nuisance thresholds.

Discussion: The DEIR's analysis concludes that the project will not result in any permanent noise or vibration impacts that would not conform to the General Plan. The DEIR concludes that the project will have less than significant impacts at Site 2 and significant unavoidable, temporary construction noise and vibration impacts despite mitigation at Sites 3 and 4.

The project would not have a permanent impact on noise levels in unincorporated areas. The three project sites in the unincorporated areas will be wells drawing water with submersible pumps. Submersible pumps are installed below grade and submersed in water. The sound of submersible pumps is inaudible above ground because sound from the pumps is attenuated by the distance below the ground surface and the dampening effect of the water. See Attachment C for details.

The County's Noise Ordinance, which implements Policy 16.12 of the General Plan, establishes limits for outdoor noise which are used as thresholds of significance for environmental review. For Sites 3 and 4 in the County of San Mateo, well facility and

pipeline construction will exceed these limits but be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday, and shall be disallowed on Sundays and holidays. The construction noise will be temporary. The impacts of these activities will be less than significant with mitigation.

Well drilling and testing must be continuous, so these activities will take place overnight. Well drilling will last for seven days at each site. At Site 3, the impact on residences, the nearest sensitive receptors, would be less than significant with mitigation. For Site 4, the impact of these activities on the nearest sensitive receptors would be significant and unavoidable despite mitigation. Schools would not be affected because the mitigation measures prohibit construction during the school year. Section 44.88.380 of the Noise Ordinance allows construction work on a public project to be exempted from the noise standards if the work is for the good of the public.

The impact of simultaneous construction at Sites 2, 3, and 4 would not result in a significant impact beyond the impacts of construction of each site alone.

(2) Hazards and Hazardous Materials

Goal 15.1 of the Natural Hazards Element of the General Plan is to minimize the potential risks resulting from natural hazards including, but not limited to, loss of life, injury, damage to property, litigation, high service and maintenance costs, and other social and economic dislocations. The project is consistent with this goal because it will create a reserve of groundwater that can be used in the event a natural disaster destroys or damages the Hetch Hetchy water system.

The Man-Made Hazards Element seeks to protect the people of the County from hazardous materials. Impacts from hazardous materials will be less than significant as mitigated. The significant impacts are the potential for the release of hazardous materials during construction. This potential will be mitigated by the preparation of a stormwater control plan, site-specific hazardous materials assessments, site-specific health and safety plans, and a hazardous materials management plan for all sites. The stormwater control plans will prevent hazardous materials from flowing off of the site with rainwater. The hazardous materials assessment will identify hazardous materials that could contaminate the groundwater through the new wells and provide remediation measures. The health and

safety plans will identify measures to protect construction workers and the general public from exposure to harmful levels of any chemicals identified at the site, including engineering controls, monitoring, security measures to prevent unauthorized entry to the work area, appropriate personal protective equipment, and emergency response procedures. The hazardous materials management plan will implement the measures identified in the hazardous materials assessment and will ensure that appropriate procedures are followed in the event that hazardous materials, including unanticipated hazardous materials, are encountered during project construction, and that hazardous materials are transported and disposed of in a safe and lawful manner.

i. Air Resources Policies

This project will only affect air quality during the construction phase of the project. The County General Plan does not have policies addressing air quality impacts stemming from construction. It does have goals that direct the County to reduce air pollutant emissions and reduce public exposure to harmful air pollution. The DEIR states the Bay Area Air Quality Management District (BAAQMD) considers all construction-related dust and exhaust emissions to be potentially significant, but mitigated to a less than significant level if BAAQMD-recommended dust and emission controls are implemented. The SFPUC is proposing to employ several BAAQMD dust and exhaust control measures to reduce potential air quality impacts to less than significant levels. The project will have a less than significant impact on air resources.

j. Climate Energy and Change Element

The Energy and Climate Change Element's Policy 10.3 directs the County to protect the built environment from climate change risks through programs and strategic planning. This project improves the drought resilience of the Hetch Hetchy water system and Peninsula aquifer system.

In summary, there is one permanent significant unavoidable impact affecting the County's unincorporated communities: the reduction in well water available for private recreational uses. However, the goals of the General Plan's Water Supply Element are to safeguard the productive capacity of aquifers, promote the conservation and efficient use of water supplies, and to provide water to users in the following order: agricultural uses, domestic uses, and then recreational uses. The policies exist to guide the County in meeting the goals, and the goals are better met through the development of this project than through not developing the project. This project will prevent

aquifer depletion and rationalize the use of water supplies. If the availability of water for recreational uses is affected, it will be by the use of the water for domestic purposes, which is a higher priority. The General Plan places a higher priority on safe water supply for human consumption than for private recreation.

There are temporary significant unavoidable impacts from construction noise. All other potentially significant individual and cumulative impacts in the unincorporated County could be reduced to less than significant levels with proposed mitigation measures.

The proposed project is not in strict conformance with Policy 10.7 (*Park and Recreation Water Supplies*) of the General Plan. However, it is in conformance with all other relevant policies in the San Mateo County General Plan, including the policies related to Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change. The project also promotes the other Water Supply Policies of the General Plan, specifically Policy 10.14, which requires the County to support development of a sufficient emergency supply of domestic water, which is a higher priority than water supply for recreational uses, according to the General Plan.

## C. ALTERNATIVES

SFPUC's DEIR examines several alternatives, including the no-project alternative, two alternatives that would affect the impact of well sites in unincorporated area, and two alternatives that would affect the impact of the project on golf course wells in the unincorporated area.

Alternative 1, the no-project alternative, would not conform to General Plan Policy 10.14, because it would not improve the resilience of the water system in the face of disasters affecting the ability of the Hetch Hetchy water system to supply water to the Peninsula.

Alternatives 2A and 2B would reduce the project's impact on water levels in Lake Merced during dry years. The alternative would affect the unincorporated area by eliminating the facility at Site 4. This would eliminate all construction and operational impacts resulting from development of wells at that site. Alternative 2A would maintain the project's yield by increasing pumping at other sites. Alternative 2B would reduce the project's yield by 1.0 millions of gallons per day. These alternatives would also conform to the General Plan Policies as discussed above.

Alternatives 3A and 3B would reduce the project's impact on the supply of groundwater at golf courses in the unincorporated areas of the County. Alternative 3A would maintain the projected yield by increasing pumping at

other sites. Alternative 3B would reduce the project's yield by 1.2 millions of gallons per day. These alternatives would conform to General Plan Policy 10.14 by developing emergency water supplies and would conform to General Plan Policy 10.7 by reducing the impact of the project on wells serving recreational facilities in the unincorporated area.

For the reasons presented in the above discussion, Alternatives 3A and 3B would better conform to the San Mateo County General Plan than the project as proposed or the other alternatives. Alternatives 2A and 2B would conform to the San Mateo County General Plan. Alternative 1 would not conform to the San Mateo County General Plan.

D. ENVIRONMENTAL REVIEW

As required by CEQA, the San Francisco Planning Department's Major Environmental Analysis Division completed an Environmental Impact Report (DEIR) on the Regional Groundwater Storage and Recovery Project, San Francisco Planning Department, Case No. 2008.1396E, State Clearinghouse No. 2005092026. Environmental review is addressed in the Background Section of this staff report. SFPUC expects to publish its response to comments in the spring of 2014. No action is required by your commission.

E. PUBLIC COMMENT

No public notice is legally required pursuant to Government Code Section 65402(b). However, courtesy notices were sent to property owners within 300 feet of the project sites and staging areas. No comments were received by staff prior to the staff report being completed. If there are public comments, they will be summarized and/or presented at the public hearing.

**ATTACHMENTS**

- A. Recommended Findings
- B1. Site Layout
- B2. Area Layout
- C. Submersible Pump Schematic
- D. Vicinity Map

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS**

Permit or Project File Number: PLN 2013-00179      Hearing Date: December 11, 2013

Prepared By: Steven Rosen  
Project Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Find that:

1. The proposed Regional Groundwater Storage and Recovery Project conforms to the County General Plan overall. Specifically, the proposed project conforms to the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan, but does not conform to Water Supply Policy 10.7: the provision of water supplies in park and recreation areas. However, lack of complete compliance with all policies of the General Plan is outweighed by the need to provide additional water storage to protect the people of San Mateo County against drought and disaster affecting the Hetch Hetchy aqueduct.
2. The project helps achieve the objective of providing continuous water service to San Mateo County and providing emergency water supplies, promoting Policy 10.14 of the General Plan.
3. Alternatives 3A and 3B would best conform to all of the Policies of the San Mateo County General Plan in that these alternatives would conform to Water Supply Policy 10.7 by reducing the project's impact on groundwater supplies for golf courses, while still complying with the Vegetative, Water, Fish and Wildlife Resources, Visual Quality, Soil Resources, Cultural Resources, Water Supply, Wastewater, Solid Waste, Natural and Man-Made Hazards, Air Quality, and Climate Change Policies of the General Plan.

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Source: SFPUC and Kennedy/Jenks

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



**Legend**

Proposed Well	Proposed Underground Electrical	Construction Area Boundary	Proposed Fenced Enclosure
Existing Test Well	Proposed Connection (Water)	Staging Area Boundary	Proposed Footprint of Other Permanent Areas (Concrete, Parking, etc.)
Existing Monitoring Well	Proposed Storm Drain	SFPUC Property Boundary	Proposed Temporary Access Driveway
Existing PG&E Power Pole			

0 50 100 200  
 Scale Feet  
 1" = 200'

**Westlake Pump Station Upgrades**

Regional Groundwater Storage and Recovery Project

Figure 3-13

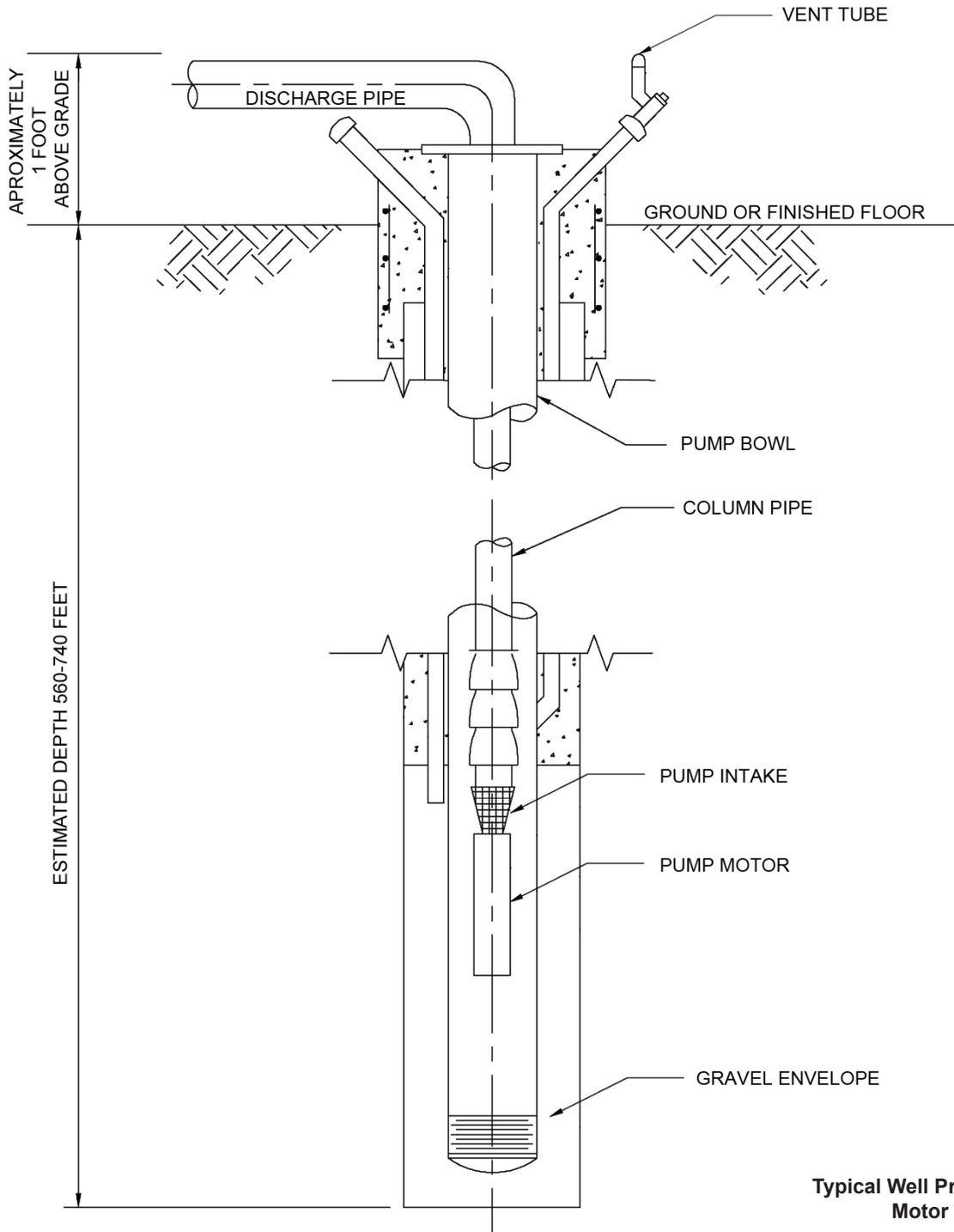
Source: SFPUC and Kennedy/Jenks

**San Mateo County Planning Commission Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



**Typical Well Profile for Submersible Motor Driven Pump**

Regional Groundwater Storage and Recovery Project

Not to Scale

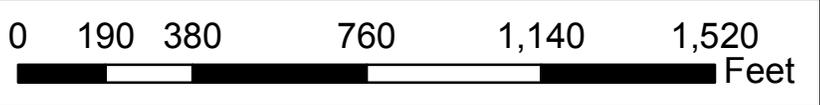
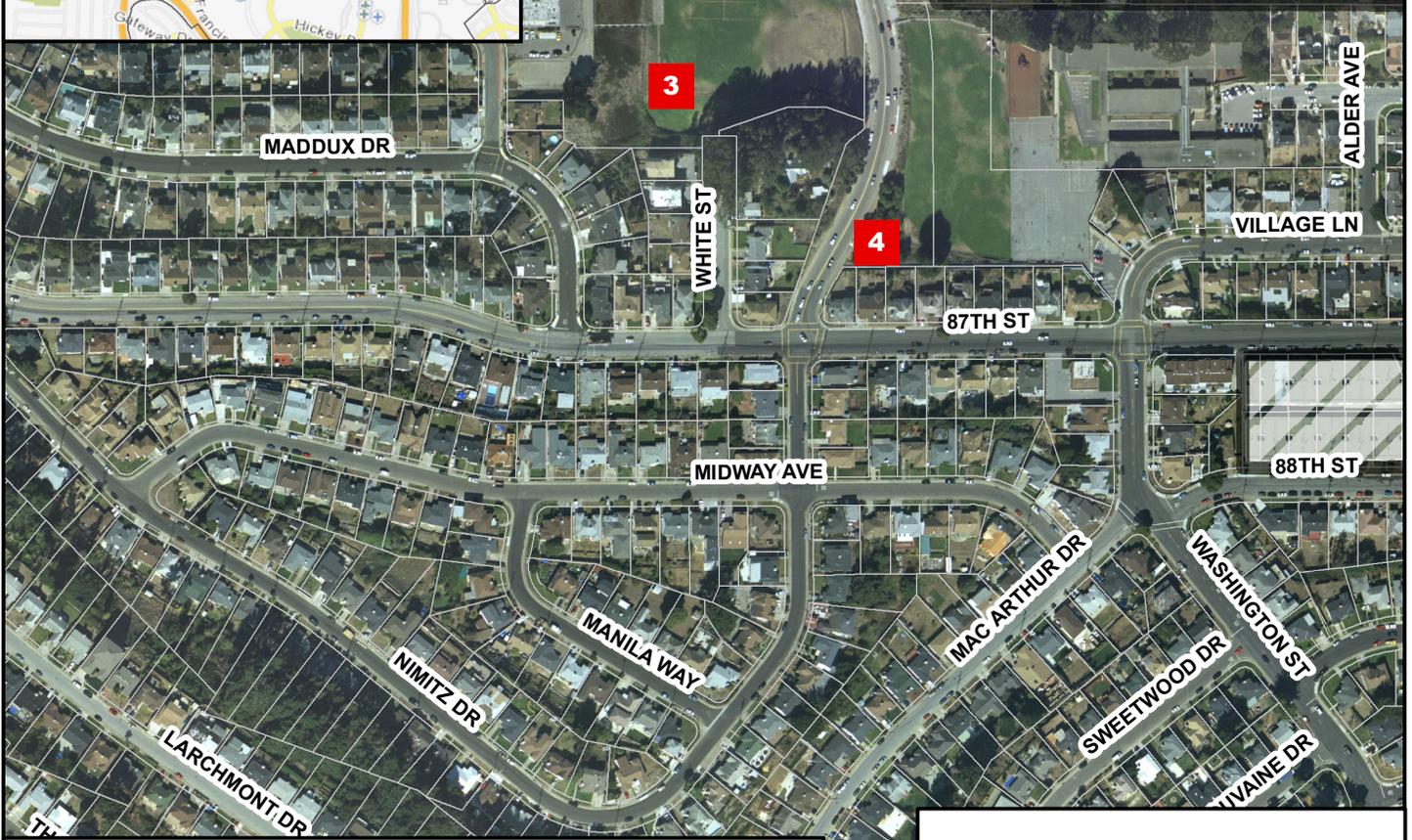
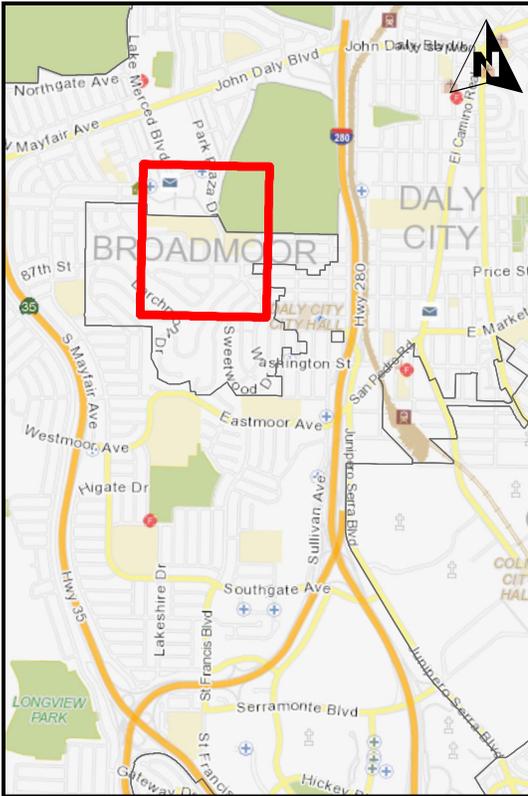
**Figure 3-10**

***San Mateo County Planning Commission Meeting***

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Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



# Vicinity Map

## San Mateo County Planning Commission Meeting

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_