Brunswick Street Apartment Project
Sustainable Communities Environmental Assessment

UPR-1-15-10267

Lead Agency:
City of Daly City
Economic and Community Development
333 90th Street
Daly City, California 94015

Technical Assistance:
Stantec Consulting Services Inc.
1340 Treat Boulevard, Suite 300
Walnut Creek, California 94597

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Abbreviations and Acronyms

AB	Assembly Bill
AFY	acre-feet per year
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
AMI	area median income
ANSI	American National Standards Institute
APN	assessor parcel number
AQP	air quality plan
ASCE	Associated Society of Civil Engineers
BAAQMD	Bay Area Air Quality Management District
BART	Bay Area Rapid Transit
BAU	Business-As-Usual
bgs	below ground surface
BMP	best management practice
C-2	Heavy Commercial
CAAQS	California Ambient Air Quality Standards
Cal/EPA	California Environmental Protection Agency
Cal/OES	California Office of Emergency Services
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Department of Mines and Geology
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CGS	California Geological Survey
CH4	Methane
CHRIS	California Historical Resources Information System
C-MU	Commercial Mixed-Use
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
CO2	Carbon Dioxide
DCPD	City of Daly City Police Department
DPH	Department of Public Health
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
du	dwelling units
du/ac	dwelling units per acre

DWR	California Department of Water Resources
DWWR	Department of Water and Wastewater Resources
ECR	El Camino Real
EIR	environmental impact report
EMS	emergency medical services
EPA	Environmental Protection Agency
FAR	floor area ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
ft^3	cubic feet
GCP	General Construction Permit
GHG	greenhouse gas
GSA	Groundwater Sustainability Agency
GWP	global warming potential
HCP	Habitat Conservation Plan
HFC	Hydrofluorocarbon
in/sec	inch/second
ISO	Insurance Services Offices
ITE	Institute of Transportation Engineers
KOP	key observation point
kWh	kilowatt-hours
lb/day	pounds per day
LCFS	Low Carbon Fuel Standard
LHMP	Local Hazard Mitigation Plan
LOS	Level of Service
LS	less than significant
LS-M	less than significant with mitigation
MCL	Maximum contaminant levels
mg/m^3	milligrams per cubic meter
mgd	millions of gallons per day
MLD	Most Likely Descendant
mph	miles per hour
MRP	Municipal Regional Stormwater Permit
MRZ	Mineral Resource Zone
msl	mean sea level
MT CO_2e	metric tons of carbon dioxide equivalent per year
MT CO_2e/SP/yr	metric tons of carbon dioxide equivalent per service population per year
MTC	Metropolitan Transportation Commission
Muni	San Francisco Municipal Railway
N2O	Nitrous Oxide
NCCP	Natural Community Conservation Plan
NESC	National Electric Safety Code
NOA	Naturally-occurring asbestos

NOx	Nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NSFHA	Non-Special Flood Hazard Area
NSFHA	Non-Special Flood Hazard Area
NSMCSD	North San Mateo County Sanitation District
NWIC	Northwest Information Center
O3	Ozone
Pb	Lead
PFC	perfluorinated chemical
PG&E	Pacific Gas and Electric Company
PM	Particulate matter
ppb	part per billion
ppm	part per million
PPV	peak particle velocity
PRA	PRA Group Consulting Engineers
PRC	Public Resources Code
RCNM	Roadway Construction Noise Model
RHNA	Regional Housing Need Allocation
ROG	reactive organic gases
ROW	right-of-way
RPS	Renewable Portfolio Standard
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
SB	Senate Bill
SCEA	Sustainable Communities Environmental Assessment
sf	square feet
SF6	Sulfur hexafluoride
SFBAAB	San Francisco Bay Area Air Basin
SFMTA	San Francisco Municipal Transportation Agency
SFO	San Francisco International Airport
SFPUC	San Francisco Public Utilities Commission
SIP	State Implementation Plan
SO2	Sulfur dioxide
SU	significant and unavoidable
SWAT	Special Weapons and Tactics
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminant
TDS	total dissolved solids
TMDL	Total Maximum Daily Load
TPP	Transportation Priority Project
tpy	trips per year
TRU	Transportation Refrigeration Units
UBC	Universal Building Code
µg/m^3	micrograms per cubic meter
USFWS	United States Fish and Wildlife Service

USGBC	United States Green Building Council
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VDECS	Verified Diesel Emissions Control Strategy
VMT	vehicle miles traveled
WWTP	Wastewater Treatment Plant

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

This Sustainable Communities Environmental Assessment (SCEA) has been prepared pursuant to Section 21155.2 of the Public Resources Code.

PROJECT TITLE: Brunswick Street Apartment Project

PROJECT DESCRIPTION: The proposed project is a mixed-use project consisting of both residential and office/commercial uses. The project site totals approximately 1.15 acres. The land use designation is C-MU, which allows for both residential and commercial development. The proposed project's residential component is made up of 100% affordable senior studio apartment housing with supporting office/commercial space on street level; both which are consistent with the Daly City General Plan and City Zoning Ordinance.

The proposed project allows for residential intensification with mixed-use elements on and adjacent to the main thoroughfares of Daly City, which are well-served by public transportation. The project site plan is presented in Figures 2.0-3 through 2.0 5. The proposed project also anticipates a number of efficiency standards, which would allow the proposed project to be at least 15% more efficient than Title 24 standards.

PROJECT LOCATION: The Brunswick Street Apartment Project-UPR-1-15-10267 (proposed project) is located in Daly City, San Mateo County, California (Figure 2.0-1). The project site is located east of the Mission Street / John Daly Boulevard intersection , at 4619 Brunswick Street, on the undeveloped parcel identified as assessor parcel number (APN) 003-210-260 (Figure 2.0-2). The parcel, which is zoned as Heavy Commercial (C-2), consists of 1.15 acres within the Hillside Planning Area.

LEAD AGENCYCONTACT:

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NAME OF PROJECT PROPONENT:

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Encino, California 91436

REQUIRED FINDINGS: The City of Daly City has determined that a) all potentially significant or significant effects required to be identified in the SCEA have been identified and analyzed; and b) with respect to each significant effect on the environment either of the following apply: 1) changes or alterations have been required in or incorporated into the proposed project that avoid or mitigate the significant effects to a level of insignificance; or 2) those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by

that other agency. The attached Environmental Checklist SCEA has been prepared by the City of Daly City in support of this SCEA. Further information including the proposed project file and supporting reports and studies may be reviewed at the Economic and Community Development Department, 333 90th Street, Daly City, California, 94015.

MITIGATION MEASURES: Pursuant to Section 21155.2 of the PRC, this SCEA: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports (EIRs), including the Plan Bay Area EIR, and adopted in findings made pursuant to Section 21081; and 2) contains measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the proposed project require to be identified in this SCEA.

Tendai Mtunga
Associate Planner
City of Daly City, California

By: _____ Date: _____

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this proposed project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ **Aesthetics**	☐ **Hazards and Hazardous Materials**	☐ **Public Services**
☐ **Agricultural and Forestry Resources**	☐ **Hydrology and Water Quality**	☐ **Recreation**
☐ **Air Quality and Greenhouse Gases**	☐ **Land Use and Planning**	☐ **Transportation and Traffic**
☐ **Biological Resources**	☐ **Energy and Mineral Resources**	☐ **Utilities and Services**
☐ **Cultural Resources**	☐ **Noise**	☐ **Mandatory Findings of Significance**
☐ **Geology and Soils**	☐ **Population and Housing**	☒ **None**

EVALUATION OF ENVIRONMENTAL IMPACTS

Section 3.0, Environmental Checklist and Environmental Evaluation, presents the environmental checklist form presented in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared. A Sustainable Communities Environmental Assessment (SCEA) cannot be used in the case of a project for which this conclusion is reached in any impact category.

Less Than Significant with Mitigation Incorporated: This designation applies where applicable and feasible mitigation measures previously identified in prior applicable EIRs or in the Plan Bay Area EIR have reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact" and pursuant to Section 21155.2 of the Public Resources Code (PRC), those measures are incorporated into the SCEA.

This designation also applies where the incorporation of new project-specific mitigation measures not previously identified in prior applicable EIRs or in the Plan Bay Area EIR has

reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

Less Than Significant Impact: Any impact that would not be considered significant under CEQA, relative to existing standards.

No Impact: The project would not have any impact.