

CYPRESS POINT PROJECT PUBLIC SERVICES AND UTILITIES

This report addresses the potential impacts of the proposed project on public services and utilities, including an examination of the existing services and utilities provided to the project site and the impacts that the proposed project would have on those services and utilities. This report is subdivided into seven subsections: 1) police services; 2) fire protection; 3) schools; 4) parks and recreation; 5) libraries; 6) hospitals; and 7) utilities and service systems. Each of these sections is divided into an Environmental Setting section that describes the current services and utilities, as well as the providers, for each of these, and a Potential Impacts section that describes the effects of the project on these services.

1. POLICE SERVICES

1.1 ENVIRONMENTAL SETTING

1.1.1 SHERIFF'S STATION AND SERVICE

The primary agency responsible for serving the project site and surrounding area with police protection services is the County of San Mateo Sheriff's Department (Sheriff's Department), headquartered in Redwood City. The Sheriff's Department is divided into seven separate divisions, including: Administration, Homeland Security, Support Services, Patrol Services, Investigations Bureau, Multi-Jurisdictional, and Corrections, staffed by 800 employees (including both sworn and civilian employees). The Sheriff's Office has designated patrol service for the unincorporated portion of the County. The Sheriff's Office handled 111,163 service calls in 2017. (SMC 2018a)

Patrol Services in the vicinity of the proposed project would be provided by the Coastside Patrol Bureau, based at the Moss Beach Substation in Moss Beach. A second substation, the Half Moon Bay Substation, serves the southern coastal portion of the County.

The Coastside Patrol Bureau is staffed with 27 full-time Deputy Sheriffs, 4 Sergeants, and 1 Lieutenant. The Bureau is staffed with sufficient resources to respond on a 24-hour basis for any emergency. Additionally, two full-time Community Policing deputies are assigned to address the needs of the community, including both law enforcement and quality-of-life issues. (SMC 2018a)

All of San Mateo County is served by one dispatch center: the San Mateo County Public Safety Communications (SMCPSC) center. SMCPSC provides dispatching services to 23 public safety agencies, including five police/sheriff departments, 16 fire departments/fire protection districts, ambulance service, the San Mateo County 9-1-1 paramedic transport provider, and the Peninsula Humane Society. SMCPSC fielded over 402,000 calls for service in 2012, the last year for which data is available. (SMCPSC 2018)

The project area is located within Reporting District Coast Patrol Bureau 70 Beat (“70 Beat”), which includes the North Coast areas of El Granada, Princeton, Montara, Moss Beach, and Miramar. The station that currently serves the project area is the Moss Beach Substation, located at 500 California Street in Moss Beach, approximately one-half mile southeast of the project site. This station is open 24 hours a day, seven days a week. At any given time there are 2-4 deputies and a supervisor available. The Moss Beach Station’s staffing and equipment inventory are adequate to meet the current demand for police protection services in the project area, and would be considered adequate to serve the future needs of the project (S. Lopez, *pers. comm.* 2018).

1.1.2 CRIME STATISTICS

From 2007 to 2016, violent crimes in San Mateo County decreased from 2,129 incidents per year to 1,634 incidents. Property crimes also decreased over the 2007-2016 time span from 15,540 incidents annually to 14,893 incidents (Department of Justice 2018). Despite population growth in the San Mateo County population, the overall crime rate (including violent and property crimes) has decreased. While the reported number of violent crimes increased and the number of property crimes reported decreased in the “70 Beat” RD, the overall proportion of violent crimes per population was lower in the “70 Beat” RD than the County as a whole, and the overall proportion of property crimes per population in the “70 Beat” RD was similar to the County as a whole. As noted above, the existing staffing levels and equipment inventory for the Moss Beach Substation is adequate to meet current demands for police protection services in the project area. (S. Lopez, *pers. comm.*, 2018)

1.1.3 RESPONSE TIMES

Response time is defined as the total time from when a call requesting assistance is placed until the time that a sheriff’s unit responds to the scene. Patrol deputies respond to calls within their “Beat” area. Average response time for the “70 Beat” is just under four minutes, which is within the Sheriff’s Department preferred response time goal of four minutes. (SMC 2009)

1.1.4 EMERGENCY ACCESS

State Route (SR) 1 (Cabrillo Highway) is the nearest major roadway to the proposed project. Carlos Street intersects Cabrillo Highway on its east side, and extends to the southeast. A single driveway on Carlos Street would provide primary access to the project site. A second access point, limited to emergency vehicles only, would be provided at a driveway accessible from Lincoln Street.

1.2 POTENTIAL IMPACTS

1.2.1 IMPACT PS-1: Police Services. Less than significant Impact.

The construction of 71 new housing units would provide housing for approximately 213 people, including children and adults, and would also increase the number of visitors to the project site. There would be an increased demand for police services in the project area. There is not a

direct proportional relationship between increases in land use activity and increases in demand for police protection, and it is logical, to some extent, to anticipate that the number of calls for police response to home burglaries, vehicle burglaries, damage to vehicles, traffic-related incidents, and crimes against persons would increase with the increase in onsite activity and population and increased traffic on adjacent streets and arterials. However, because a number of other factors also contribute to crime rates, such as police presence, crime prevention measures, and on-going legislation and funding, the potential for increased crime rates is not necessarily directly proportional to increases in land use activity.

Although the project would increase the number of persons and level of activity on the project site, given the type of use and its similarity to the surrounding area, there is no indication that implementation of the proposed project would result in increased crime in surrounding neighborhoods, or that the design of the project would increase calls for service beyond that considered normal and appropriate within the area. No aspect of the project would require new or altered public safety facilities (S. Lopez, *pers. comm.* 2018). Therefore, project impacts on police services would be less than significant, and no mitigation measures are required.

2. FIRE PROTECTION SERVICES

2.1 ENVIRONMENTAL SETTING

2.1.1 FIRE STATIONS

The primary agency responsible for serving the project site and surrounding area with fire protection services is the Coastside Fire Protection District (District). The District provides fire protection services for the City of Half Moon Bay; the Communities of Montara, Moss Beach, Princeton, El Granada and Miramar; and the surrounding unincorporated areas. The District service area covers approximately 50 square miles, and serves a population of approximately 30,000 residents.

Three fire stations operate within the District, including: Fire Station 44, located on Stetson Street in Moss Beach two blocks from the project site; Fire Station 41, located within the unincorporated area of El Granada; and Fire Station 40, located within the downtown area of the City of Half Moon Bay. Fire Station 40 serves as the District headquarters. Station 44 (Moss Beach) would provide initial fire and emergency medical service response to the project site, and Stations 41 (El Granada) and 40 (Half Moon Bay) would support the initial response, if needed. Apparatus at Station 44 includes two Type 1 fire engines (one Pumper and one Central Pumper Tanker), and one Type 4 First Responder vehicle. (CFPD 2018)

In addition to traditional fire service, the District provides Advance Life Support, Cliff Rescue, Water Rescue, Confined Space Rescue, and Vehicle and Residential Lock-Out services. The District responds to approximately 2,200 calls for service each year. These incidents include emergency service, water rescue, cliff rescue, traffic accidents, odor investigations, fires, hazardous materials and public service assists. (CFPD 2018)

The District has thirty-two paid positions, along with eleven volunteer firefighter positions. Paid positions include one Assistant Fire Chief, one Fire Marshall, one Deputy Fire Marshall, four Battalion Chiefs, and two Administrative support positions. All stations are staffed with one Fire Captain and two Fire Apparatus Engineers, one of which is a paramedic to provide advance life support service. Shift personnel work a scheduled three-day/72-hour workweek. (CFPD 2018)

The Half Moon Bay Volunteer Fire Department (Volunteer Fire Department) is a Volunteer Division of the District. The Volunteer Fire Department is comprised of approximately 11 members, and is under the direction of the Fire Chief. The number of volunteers reflects the current needs of the Volunteer Fire Department and is determined by the Chief of the Volunteer Division. The objectives of the Volunteer Fire Department are to operate within the boundaries of the District as a supplemental force to the regular paid department, and to operate as a trained unit for both fire suppression and non-suppression situations. (CFPD 2018)

The District is currently engaged in a bidding process to develop a new fire station in El Granada. Once the new station is constructed, operations will transfer from the existing facility at 531 Obispo Road to the new facility at 555 Obispo Road. Currently, no other increase in staffing or equipment levels are anticipated at any of the three stations within the District. (CFPD 2018)

2.1.2 DISPATCHING

As noted above under *Police Services*, SCMPSC manages fire dispatch for all areas of the County, including the proposed project area.

2.1.3 RESPONSE TIMES

As noted above, depending on what type of emergency is called in, the proposed project would primarily be served by Station 44 (Moss Beach), located less than one-tenth mile southeast of the project site on Stetson Street. Station 44 would provide initial fire and emergency medical service response, and Stations 40 and 41, located in the City of Half Moon Bay and El Granada, respectively, would support the initial response. The District's response time goal is to respond within 6 minutes 59 seconds of receiving the call. There is no project-area-specific response time data available (Cole, *pers. comm.* 2018), but the proximity of the fire station to the project site indicates that the response times would likely be very quick.

2.1.4 WILDFIRE HAZARDS

San Mateo County, like many other parts of California, has environmental characteristics that increase the potential for fires in wildland areas. Highly flammable vegetation, long and dry summers, rugged topography, poor access for fire vehicles, increasing recreational use of remote lands, and the continuing growth in rural residential development are all factors that contribute to this hazard potential.

The proposed project site is not within a Hazardous Fire Area, as shown on the Natural Hazards Map of the County of San Mateo General Plan (SMC 1986). Additionally, the project site and immediate surrounding land uses are not located in a Fire Hazard Severity Zone, as defined by the CALFIRE Fire and Resource Assessment Program. However, approximately one-half mile to the southeast of the project site, there are open space areas that extend to the foothills of the Santa Cruz Mountains. These areas are within the High and the Very High Fire Hazard Severity Zones. (CAL FIRE 2007)

The project site is located within a Community at Risk zone according to the County's Wildland Urban Interface Fire Threatened Communities Map, which depicts the general risk within neighborhoods and the relative risk from community to community (SMC 2018b). The project site and the surrounding neighborhood are potentially susceptible to damage from nearby wildland fires.

2.1.5 EMERGENCY ACCESS

Emergency vehicle access to the project site is provided from major roadways near and adjacent to the site. Major roadways near the project site include Cabrillo Highway and California Street. The project site can be directly accessed from the surrounding streets, including: Carlos Street, Sierra Street, and Lincoln Street, located to the west, south, and east of the site, respectively. Emergency access onto the project site would be provided via Cabrillo Highway to Carlos Street, and via Lincoln Street.

2.2 POTENTIAL IMPACTS

2.2.1 IMPACT PS-2: Fire Services. Less than significant Impact.

CONSTRUCTION PHASE

Construction of the proposed project would increase the potential for accidental onsite fires from sources such as the operation of mechanical equipment and use of flammable construction materials. In most cases, compliance with building and fire codes, including implementation of basic housekeeping procedures by the construction contractors and work crews would minimize these hazards. The Applicant has included an Environmental Commitment to require basic housekeeping procedures in all construction contracts for the proposed project to minimize the potential for fire hazards, including: the maintenance of mechanical equipment in good operating condition; careful storage of flammable materials in appropriate containers; and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection, such as emergency vehicle response times, by adding construction traffic to the street network and potentially by requiring partial lane closures during street improvements and utility installation. Fire Station 44 is located on Stetson Street in Moss Beach, in direct proximity to the southern boundary of the proposed project site. Construction impacts would be temporary in nature, and partial lane closures, if necessary, would not significantly impact emergency vehicle response times. Based

on the above information, construction of the proposed project would not be expected to substantially increase fire risks or to even temporarily increase fire fighting and emergency service response times. Therefore, potential impacts to fire services during construction would be less than significant, and no mitigation measures are required.

OPERATION PHASE

The completion of 71 new housing units would increase the number of residents in the area, and the number of visitors to the project site. This would increase the demand for fire services in the project area. Although there is not a direct proportional relationship between increases in land use activity and increases in demand for fire and emergency services, it is logical, to some extent, to anticipate that the number of calls for fire and emergency services would increase with implementation of the proposed project.

As noted above, the project site is located within a Community at Risk zone according to the County's Wildland Urban Interface Fire Threatened Communities Map (SMC 2018b). Additionally, while the project site is not within a Hazardous Fire Area, there are open space areas approximately one-half mile to the southeast of the project site that extend to the foothills of the Santa Cruz Mountains. These areas are within the High and the Very High Fire Hazard Severity Zones. Wildland Urban Interface fires occur where combustible vegetation meets combustible structures, combining the hazards associated with wildfires and structure fires. The project site could be vulnerable to these wildland fires, should they occur.

New residential structures constructed, as part of the proposed project would include fire-resistant features that conform to modern fire and building codes, as well as fire detection or extinguishing systems. These newer residential structures would not be as vulnerable to fire as are older structures. The likelihood that a major structural fire will expand into a wildland fire before it can be brought under control is therefore significantly reduced. Similarly, wildfires will be less able to burn these buildings because of the preventative measures in place. Further, due to the proximity of the project site to the Moss Beach fire station, and the very short expected response time to reported fires, the likelihood of injuries is minimal (SMC 2016). Therefore, buildout of the project site is not expected to increase exposure and vulnerability to wildfire hazard.

Based on the above information, implementation of the proposed project would not be expected to overload fire fighting and emergency services to the extent that there would be a need for new, expanded, consolidated, or relocated fire facilities. Therefore, potential impacts to fire services would be less than significant, and no mitigation measures are required.

3. SCHOOLS

3.1 ENVIRONMENTAL SETTING

The Cabrillo Unified School District (CUSD) provides public education services in the Moss Beach area. CUSD was established on July 1, 1965 and encompasses an area of approximately 135 square miles. CUSD currently operates four elementary schools, one intermediate school, one high school, a continuation school, and an adult education program. Approximately 3,200 students were enrolled in CUSD schools for the 2017-2018 school year. CUSD implements an open enrollment policy, which allows students to apply to transfer to any of the District’s elementary schools.

The following schools currently serve the project area and would serve residents of the proposed project:

- Farallone View Elementary School, located at 1100 LeConte Avenue, in Montara (approximately one mile northeast of the project site), which includes grades K-5.
- Manuel F. Cunha Intermediate School, located at 600 Church Street in Half Moon Bay (approximately seven miles southeast of the project site), which includes grades 6-8.
- Half Moon Bay High School, located at 498 Kelly Avenue in Half Moon Bay (approximately seven miles southeast of the project site), which includes grades 9-12.

Enrollment at each of the three schools serving the project area has shown a slight decline between the years 2014-2017 (see Table 1). In a summary analysis of the District’s campuses, overall the campuses are consistently under capacity, though the amount varies by site (see Table 1). With the exception of the intermediate school and a handful of locations at the high school, the majority of teaching spaces require modernization (CUSD 2013).

School	Capacity	Census Enrollment			
		2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
Farallone View Elementary	600	342	334	328	317
Manuel F. Cunha Intermediate	891	745	776	795	792
Half Moon Bay High School	1431	1018	1020	995	995

Source: Data accessed at: https://www.cabrillo.k12.ca.us/CUSD_topic/dashboard-data.html; CUSD 2013.

3.1.1 SCHOOL DEVELOPER FEES

Pursuant to Section 17620(a)(1) of the California Education Code, the governing board at any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. Effective May 10, 2012, CUSD school impact fee rates are \$3.20 per square foot of residential development and \$0.51 per square foot of commercial

development (CUSD 2018). Fees are used only for construction and reconstruction of school facilities. Both the City of Half Moon Bay and the County of San Mateo withhold building permits until CUSD has certified that school impact fees have been paid. As provided in Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school services.

3.1.2 PARCEL TAX AND BOND MEASURES

Measure S is an \$81 million bond approved by the voters in June 2012 to make critical repairs and technology updates in CUSD schools. The bond measure has paid for many critical repairs and upgrades, including: renovation of classrooms and buildings; replacement of modular classroom buildings; improvement of driveway entrance and athletic courts; critical repair and updates to classrooms; renovations of fields; school and safety updates; and technology updates (CUSD 2018).

Measure B passed on June 3, 2014 with 70.8 percent voter approval. CUSD will assess an annual education parcel tax in the amount of \$150 per parcel per year, for five years, with annual audits, citizen oversight, no funds for administrators' salaries, and all revenues staying in local schools. This special tax money is intended to support student achievement in local elementary, middle, and high schools; preserve strong academic programs; keep schools open; and retain qualified teachers and smaller class sizes.

In order to maintain and improve school facilities, the CUSD Governing Board voted to place Measure M, a \$99 million education bond measure, on the June 5, 2018 ballot. The bond measure would allow the CUSD to complete additional identified school repairs and become eligible for millions in state matching funds (CUSD 2018). However, Measure M had just 54.9 percent approval, just short of the 55 percent needed to pass.

3.2 POTENTIAL IMPACTS

3.2.1 IMPACT PS-3: Schools. Less than significant Impact.

According to student yield factors, the proposed 71 new housing units would generate approximately 50 additional students in grades kindergarten through high school who would need to be accommodated in public schools¹. As described above, students residing in the project would attend Farallone View Elementary School, Manual F. Cunha Intermediate School, and Half Moon Bay High School. As shown in Table 1, these schools have adequate capacity to accommodate students expected to be generated by the Cypress Point Project.

CUSD has instituted development fees to assist in paying for the costs of construction or reconstruction of facilities. Additionally, the voters in the CUSD passed Measure B in June 2014.

¹ To identify the number of students anticipated to be generated by new residential development, the statewide average Student Yield Factor of 0.5 elementary school students per dwelling unit, and 0.2 high school students per dwelling unit, for a total of Unified School District yield factor of 0.7 students per dwelling unit was used.

As described above, Measure B authorized the CUSD to renew for five years a parcel tax of \$150 per parcel per year. Thus, the CUSD has anticipated the need for adequate school facilities within the attendance area of the project, and has developed funding sources to address these needs. As directed by the state, impacts to school facilities are defined to be less than significant, and no mitigation in addition to impact fees adopted by the CUSD can be required by the County. This impact would be less than significant.

4. PARKS AND RECREATION

4.1 ENVIRONMENTAL SETTING

4.1.1 NATIONAL PARKS

Rancho Corral de Tierra Park came under the management of the National Park Service, as part of the Golden Gate Recreation Area, in December 2011. At nearly 4,000 acres, it is one of the largest undeveloped parcels of land on the San Mateo peninsula. Highlights include Montara Mountain; a scenic viewshed for State Highway 1; multi-use trail segments for hikers, bikers, and equestrians; headwaters of four important watersheds; and riparian, coastal scrub, and coastal chaparral habitats supporting a diverse array of animals and plants (NPS 2018).

4.1.2 CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

The California Department of Parks and Recreation (CDPR) owns and operates 8,353 acres of recreational facilities in San Mateo County, in the form of parks, beaches, and marine reserves. These facilities are located along the coast and in the southern portion of the County. CDPR operates the following 16 parks and recreational areas in the County (CDPR 2018):

- Año Nuevo State Park/Natural Reserve
- Bean Hollow State Beach
- Big Basin Redwoods State Park
- Burleigh H. Murray Ranch
- Butano State Park
- Gray Whale Cove State Beach
- Half Moon Bay State Beach
- Montara State Beach
- Pacifica State Beach
- Pescadero State Beach
- Pigeon Point Light Station State Historic Park
- Pomponio State Beach
- Portola Redwoods State Park
- San Bruno Mountain State Park
- San Gregorio State Beach
- Thornton State Beach

The facilities nearest to the proposed project vicinity include Gray Whale Cove and Montara State Beaches. State park facilities are currently adequate to serve the needs of the existing population in the Moss Beach Area (J. Bentley, *pers. comm.*, 2018). CDPR has a planned improvement to provide a paved, Americans with Disabilities Act (ADA) accessible parking lot in the Martini Creek area of Montara State Beach to prevent further erosion in the area. Those improvements are expected to be completed during summer/fall 2018. Once complete, the lot will provide 37 regular parking spaces and 2 ADA spaces (J. Bentley, *pers. comm.* 2018).

4.1.3 COUNTY OF SAN MATEO DEPARTMENT OF PARKS

The County of San Mateo Department of Parks (Parks Department) operates 22 parks that encompass over 17,000 acres. It features approximately 190 miles of county and local trails, including three regional trails. The parks, trails, and facilities are located throughout the County and represent a wide variety of natural settings, including a coastside marine reserve, a bayside recreational area, coastal mountain woodland areas, and urban sites. Camping, hiking, swimming, windsurfing, and horseback riding are some of the recreational activities offered at the following County parks:

- Coyote Point Recreation Area & Marina
- Crystal Springs Regional Trail
- Devil's Slide Trail
- Edgewood Park & Natural Preserve
- Fitzgerald Marine Reserve
- Flood Park
- Friendship Park
- Huddart Park
- Junipero Serra Park
- Memorial Park
- Mirada Surf
- Moss Beach Park
- Pescadero Creek Park
- Pillar Point Bluff
- Quarry Park
- Sam McDonald Park
- San Bruno Mountain State & County Park
- San Pedro Valley Park
- Sanchez Adobe
- Tunitas Creek Beach
- Woodside Store
- Wunderlich Park

James Fitzgerald Marine Reserve and Pillar Point Bluff are the County parks nearest the proposed project site. (SMC Parks Department 2018)

4.1.4 LOCAL MID-COAST PARKS AND RECREATION DEVELOPMENT

The Mid-Coast includes the residential communities of Montara, Moss Beach, El Granada, Princeton, and Miramar. Local groups such as the Mid-Coast Community Council and the Mid-Coast Park Lands advocated for a system of neighborhood parks in the mid-Coast area, which, in part, resulted in the County Board of Supervisors adopting the plan "A Mid-Coast Recreational Needs Assessment" in 2002. This assessment outlines a strategy to fund and build a system of local parks and recreation areas.

The Midcoast Action Plan Committee (now known as the Midcoast Parks and Recreation Committee) was established in 2007 to assist with the development of an Action Plan with specific funded priorities that would provide better parks and recreation within the Mid-Coast area. Several of the Action Plan's priority projects are either underway or have been implemented. The improvement of the facilities at Moss Beach Park, located approximately one mile south of the project site, was listed as a priority project in the Action Plan. In 2015, the park was upgraded to add new swing sets and slides to the existing play structure, a bathroom and drinking fountains, improved fencing, and enhanced drainage.

The County Parks budget is augmented by Ordinance Code §2.64.070(a), the Park and Recreation Development Fees Ordinance, which established mitigation fees for new residential

development and for residential reconstruction or remodeling projects that increase the size of an existing residence. Additionally, a San Mateo County Sales Tax Increase, Measure A, was approved by voters in San Mateo County in November 2012. Measure K, passed in November 2016, replaced the sales tax increase. Measure K increased the sales tax paid on the purchase of goods and services in San Mateo County by one-half cent for 10 years. In FY 2014-15, Measure A funds provided \$2,028,540, or approximately 13 percent of the County's total budget for parks. (County of San Mateo County Manager's Office 2018)

4.2 POTENTIAL IMPACTS

4.2.1 IMPACT PS-4: *Parks. Less than significant Impact.*

Because the addition of 71 housing units (and approximately 213 residents) on the project site would not be substantial in relation to the overall projected population for the MidCoast area of approximately 32,000 (San Mateo County 2013), the proposed project would not result in a substantial increase in the use or demand for neighborhood or regional parks, or other recreational facilities beyond the uses and demands contemplated by the County of San Mateo General Plan. The County also charges impact fees to all new development to mitigate a project's impacts on park and recreation facilities. These impact fees are used to address the identified future needs for the County's park system. The impact fees and the voter-approved tax measures to fund the County's budget for parks would reduce any impacts from this project to a less-than-significant level, and no mitigation measures are required.

5. LIBRARIES

5.1 ENVIRONMENTAL SETTING

5.1.1 SAN MATEO COUNTY LIBRARY SYSTEM

The San Mateo County Library (SMCL) is a Joint Powers Authority comprised of the cities of Atherton, Belmont, Brisbane, East Palo Alto, Foster City, Half Moon Bay, Millbrae, Pacifica, Portola Valley, San Carlos, and Woodside, as well as unincorporated areas of the County of San Mateo. The SMCL has a rich history of providing library services to the residents of San Mateo County. The 12 community libraries, bookmobile, and eBranch are a source of books, magazines, newspapers and information in multiple languages to residents.

The Library responds to the informational, educational and cultural needs of the community by offering a broad range of programs for children, teens, and adults including story times, author readings, lectures, dance and musical performances, films, and exhibits. In the Library's fiscal year 2016-2017, there were approximately 2.2 million library visits. There were roughly 12,300 programs and events that were attended by approximately 330,000 visitors. Outreach activities include parent education training sessions held in the community; literacy enrichment at nonprofits serving families; reading programs with incarcerated youth; author and education programs at community schools; bookmobile visits with hands-on learning throughout the service area; and early literacy training for childcare providers.

As one of the largest providers of free Internet access in the county, SMCL offers public access computers connected to a high-speed network and wireless access to users with laptops, tablets, and mobile devices. The eBranch provides access to a collection that exceeded two million items in the Library's fiscal year 2016-2017, including online research databases and a growing digital library. There are also 18 City libraries that serve the communities within the County.

5.1.2 HALF MOON BAY LIBRARY

The Half Moon Bay Library is the branch closest to the project site. The Half Moon Bay Library serves a 270-square mile area, including the City of Half Moon Bay and the nearby unincorporated Coastside area. In the Half Moon Bay Library fiscal year 2016-2017, the total circulation was 195,433, there were 154,261 library visitors, and 21,254 area residents attended programs at the library (San Mateo County 2018c).

From its opening in 1971, the population served by the Half Moon Bay Library increased from 4,320 to over 29,000 in 2013, with 42 percent living in the City of Half Moon Bay and 58 percent living in the surrounding unincorporated areas of the County. By 2020, the overall service population is expected to increase by 25 percent to reach an estimated 36,000 people. This growth has resulted in a facility that is inadequate and unable to accommodate the range of service needs required in today's library environment (San Mateo County 2018c). In 2016, the Library moved to a temporary location at 225 Cabrillo Highway South, and broke ground on a new 22,000-square foot facility to be located at the site of the original library building at 520 Correas Street in Half Moon Bay. Even at its temporary location, the Half Moon Bay Library is open seven days per week, and free Internet access is available.

When the new facility opens in August 2018, it will provide technology and flexibly designed spaces to fulfill a wide range of needs including: large children's activity and reading areas; a teen room; a dedicated makerspace; a quiet reading room; indoor/outdoor gathering places; improved flow and access to reading and learning materials; and spaces to provide arts, entertainment, and cultural programming as well as literacy services, job training, wellness workshops and expanded technology offerings.

As described under Parks and Recreation, the San Mateo County Sales Tax Increase, Measure A, was approved by voters in San Mateo County in November 2012. Measure A increased the sales tax paid on the purchase of goods and services in San Mateo County by one-half cent for 10 years. Included in Measure A funds allocation are summer reading programs and the development or redevelopment of library facilities. The budgeted Measure A funding for FY 2013-14 and FY 2014-15 for the Library Capital Needs Initiative was \$2,500,000. The Half Moon Bay library project was allocated \$500,000 (SMC 2018c). The County requires a 1:3 city or local library match for use of these funds.

5.2 POTENTIAL IMPACTS

5.2.1 IMPACT PS-5: *Libraries*. Less than significant Impact.

Residential development in this area was anticipated in the County's General Plan. The County is in the process of building a new library facility in Half Moon Bay that would serve the project population. There are no unique aspects of the project that would increase service demands beyond those anticipated in the General Plan, or that would render the current service levels to be inadequate. No new library facilities to accommodate the project's service demands would be necessary. Therefore, this impact would be less than significant.

6. HOSPITALS

6.1 ENVIRONMENTAL SETTING

Hospitals serving San Mateo County include:

- Kaiser Permanente: Redwood City & So. San Francisco
- Mills-Peninsula Health Services: Burlingame & San Mateo
- San Mateo Medical Center: Hospital in San Mateo, clinics in Daly City, Half Moon Bay, Redwood City, South San Francisco
- Sequoia Hospital: Redwood City
- Seton Medical Center Daly City and Moss Beach

The closest hospital to the project site is the Seton Medical Center Coastside in Moss Beach, approximately one mile southeast of the project site. Seton Medical Center Coastside provides emergency and ancillary services.

6.1.1 IMPACT PS-6: *Hospitals*. Less than significant Impact.

Residential development in this area was anticipated in the County's General Plan. There are no unique aspects of the project that would increase service demands beyond those anticipated in the General Plan, or that would render the current service levels to be inadequate. No new hospital facilities to accommodate the project's service demands would be necessary. Therefore, this impact would be less than significant, and no mitigation measures are required.

7. UTILITIES AND SERVICE SYSTEMS

The project site is served by urban levels of all utilities and services. Montara Water and Sanitary District (MWSD) provides water, sewer, and trash disposal services to the coastal communities of Montara, Moss Beach, and adjacent areas located north of El Granada and south of the Devil Slide Tunnel, in unincorporated San Mateo County, California. The project would connect to the public storm drain system. Private utilities provide electric, gas, telephone, and cable television services. There is an existing easement for Pacific Gas and Electric Company (PG&E) facilities under unpaved roads on the project site. The PG&E provides natural gas and electricity to unincorporated San Mateo County through existing infrastructure.

At this point, no offsite utility improvements are anticipated to be needed for electrical and gas supply systems, and they are not discussed further.

7.1 WATER SERVICES

7.1.1 ENVIRONMENTAL SETTING

WATER SYSTEM

MWSD supplies customers in eight pressure zones through a distribution system that receives water from seven treated water storage tanks, twelve groundwater wells, and the surface and groundwater treatment facilities at the Alta Vista site, the Pillar Ridge site, and at wellheads. The MWSD water system includes raw (untreated) water and treated water storage facilities. Raw water diverted from Montara Creek is stored in an updated 77,000-gallon concrete raw water storage tank. The District's seven treated water storage tanks have a combined capacity of about 1.4 million gallons (MG) for operational, emergency, and firefighting uses. (MWSD 2017)

Water is conveyed to MWSD's customers through a network of pipes approximately 150,000 feet long ranging in diameter from two to sixteen inches, two booster pump stations, and twenty-eight Pressure Regulating Valve (PRV) stations. The water system provides potable water to over 6,000 residents, as well as commercial and industrial customers. Approximately 151 private fire protection (PFP) meters are also connected to the District's system; these meters only draw water in the event of a fire (MWSD 2018). In 2015, the MWSD's water system was consolidated with the Pillar Ridge water system, which counts 229 residences and serves over 850 people. (MWSD 2017)

WATER SUPPLY AND CONSUMPTION

MWSD is served by groundwater sources from San Mateo Coastal Basin aquifers and surface water from the Montara Creek. Each source has a rated capacity established at the time it was brought on line; however, all sources typically operate below their respective rated capacities. Rated capacities are used to determine the reliable capacity and the maximum serviceable demand of the water system. MWSD sources currently have a combined rated capacity of 677 gallons per minute (gpm), with 602 gpm provided by 12 active groundwater wells, and 75 gpm provided by Montara Creek surface water (MWSD 2017). According to 2016 monthly production records, the average production rate of the 12 wells was 365 gpm while in operation, or about 61 percent of their rated capacity. (MWSD 2017)

Based on MWSD customer billing records, the average annual consumption is approximately 99.1 MG and the average daily consumption is approximately 271,501 gallons. MWSD's source production is dependent upon customer consumption, as the sources only produce water in response to customer demands. (MWSD 2017)

Consumer data trends generally indicated a decrease in production across the 13 years between 2004 and 2016. The general decrease in consumption can be attributed to the

MWSD's implementation of a meter replacement program, a leak detection program, and voluntary conservation by the MWSD's customers (MWSD 2017).

WATER QUALITY

MWSD's water quality is monitored and reported in compliance with all applicable federal and state regulations. Every year MWSD certified water quality staff or outside state-certified labs conduct about 1,200 analyses to ensure the water is safe. MWSD is in compliance with all water quality regulations based on the 2016 MWSD CCR (MWSD 2017).

WATER SUPPLY PLANNING

The 2017 Water System Master Plan Update (2017 Master Plan) supports the long-term resource planning of water supply and water system facilities for the current and future demands of the MWSD, and creates a basis for MWSD's Capital Improvements Program (CIP).

The analysis presented in the 2017 Master Plan demonstrates that the water system requires improvements to address system deficiencies that exist under future demand scenarios and fire event simulations. The improvements are designed to provide sufficient response under maximum daily operational scenarios, fire flow, and other emergency conditions. These potential improvements make up the MWSD's CIP and include the rehabilitation of the existing infrastructure, addition of new facilities, and implementation of a repair and replacement and preventive maintenance program. (MWSD 2017)

Future demands on the MWSD water system were estimated for various numbers of additional connections². Future demand estimates are based on the following assumptions:

- People that currently reside or own property in the service area but are not yet connected to MWSD will connect to water system, and
- The MWSD will serve new homes being built in the service area in accordance with the *2013 County of San Mateo Local Coastal Program (LCP) Update*. (MWSD 2017)

As set forth in the 2017 Master Plan, the water system is able to support the demands of the projected population with a slight deficit appearing after 1,000 new connections are added to the system. (MWSD 2017) This would not affect the Cypress Point project since it has a reserved water supply as an affordable housing project pursuant to the Local Coastal Program. For more information, see Impact UTL-1.

MWSD has established storage goals for current demands and for expected future growth. The total storage goal is a target value that the District has set for the operation of its system and is not a mandated requirement. To date, MWSD is in compliance with regulations related to water storage requirements and has sufficient storage to serve existing customers. Further, the system's current storage volume can handle the projected storage needs. (MWSD 2017)

² The MWSD repealed its longstanding moratorium and was granted permission to serve new connections in 2013.

The 2017 Master Plan projected demand scenarios for future years include a few developments planned within the MWSD service area, including the proposed 71-unit Cypress Point project³. Assuming a per capita demand of 66 gallons per capita per day and an average household size of 2.84, water demand from the assumed development on the project site was estimated at 13,308 gallons per day (gpd) or 9.24 gallons per minute. The affordable housing units planned for the project site qualify as a priority use as described in the 2013 San Mateo County Local Coastal Program (LCP) (SMC 2013), and therefore the water demand will be supplied by MWSD's priority use water reserves for affordable housing (35,816 to 51,504 gpd per the 2013 San Mateo County LCP). (MWSD 2017)

The analysis presented in the 2017 Master Plan demonstrates that the water system requires improvements to address system deficiencies that exist under future demand scenarios and fire event simulations. The improvements are designed to provide sufficient response under maximum daily operational scenarios, fire flow, and other emergency conditions. These potential improvements make up the District's CIP and include the rehabilitation of the existing infrastructure, addition of new facilities, and implementation of a repair and replacement and preventive maintenance program. The proposed improvements are categorized Priority Level 1 and Priority Level 2, based on the MWSD CIP prioritization criteria (MWSD 2017).

Priority Level 1 projects almost exclusively address the system deficiencies related to adding new customers to the system, as most of the identified system deficiencies are due to adding new connections to the system and therefore increasing demand. Priority Level One improvements for new customers include: 1) Water Main Upgrades Program; 2) Existing Well Upgrade Program; 3) New and Upgraded PRV Stations Program; 4) Emergency Generator Upgrades Program; 5) Schoolhouse Booster Pump Station Upgrade; 6) Portola Tank Telemetry Upgrade; 7) Develop Additional Supply Reliability; 8) Big Wave NPA Main Extension Project (MWSD 2017).

PROJECT SITE FACILITIES

The project parcel contains easements for facilities operated by the MWSD, including two water storage tanks in the southeastern portion of the site, a booster pump system, and distribution facilities within a fenced parcel of land adjacent to and west of the intersection of Lincoln Street and Buena Vista Street near the eastern boundary of the property.

7.1.2 POTENTIAL IMPACTS

IMPACT UTL-1: *Water Services*. Less than significant Impact.

The MWSD issues connections in conjunction with San Mateo County Planning and Building Department for new and existing projects inside the urban zones. The proposed project would connect to and be served by the existing MWSD public water system. The two existing water tanks owned by the Montara Water and Sanitary District are not part of the proposed

³ San Mateo County Local Coastal Program policy includes reservation of water and sewer capacity for priority land uses, including affordable housing (County of San Mateo 2013).

development. No specific utility plans have been completed for the proposed project; project details will be more fully developed upon receipt of utility plans.

Based on the information contained within the 2017 Master Plan, the MWSD has insufficient water supplies to fully serve all future growth as anticipated by the 2013 San Mateo County LCP. However, the Cypress Point project proposes fewer units than allowed under the existing LCP zoning, and has a reserved water supply identified in the LCP. Because the proposed project has a reserved water supply, it would not contribute to the shortfall of water supply.

Project-specific water transmission facilities may be necessary to serve the project. While it is currently unknown what project-specific facilities will be required, the MWSD CIP includes Priority Level One improvements for new customers, some of which will improve overall service to the proposed project. The MWSD will require conditions of approval that include project-specific upgrades necessary to connect to the existing system.

The project could result in physical improvements to the existing water system, depending on MWSD conditions of approval. All activities associated with CIP improvements and project-specific upgrades will be within or adjacent to the existing water transmission system alignments, or at existing wells and pump stations. Construction of replacement pipelines would be routed to provide setbacks between new facilities and existing water pipelines, and to avoid other existing utilities. Pipeline construction would be engineered and implemented to minimize service disruptions to existing customers. Potential short-term, temporary impacts that would result with water system improvements would include dust generated from construction activities, exhaust emissions from gas- and diesel-powered construction equipment, and noise from construction equipment. Compliance with state, County, and MWSD standards and conditions of approval would ensure that any potential secondary impacts would be reduced to less-than-significant levels.

Because the 2017 Master Plan and the LCP have reserved a water supply allocation to serve the proposed Cypress Point project, its implementation would not be expected to result in exceedance of available supplies. This would be a less than significant impact, and no mitigation is required.

7.2 WASTEWATER SERVICES

7.2.1 ENVIRONMENTAL SETTING

SEWER FACILITIES

Municipal wastewater treatment for approximately 22,000 coastal residents in San Mateo County is provided by the Sewer Authority Mid-Coastside (SAM), which includes the Granada Sanitary District, the City of Half Moon Bay, and the Montara Water and Sanitary District. SAM was created in 1976 as a Joint Exercise of Powers Agreement. Each member agency owns, operates and maintains a sanitary sewer system. These sewer systems connect to the pump stations, force mains, and interceptor pipelines owned by SAM. The SAM facilities are collectively known as the Intertie Pipeline System or IPS. The SAM system includes

approximately 1.8 miles of gravity sewer pipe and 5.7 miles of force main pipeline, as well as three pumping stations. (SAM 2014)

SAM receives average dry weather flow of approximately 1.5 million gpd (mgd). The plant has capacity to treat 4 mgd in average dry weather flow and 15 mgd in peak wet weather flow. The plant has not reach maximum peak wet weather capacity since its expansion in the late 1990s (SAM 2014). Considering dry weather flows, the SAM wastewater treatment system and IPS has adequate capacity for growth anticipated in the region (Marshall, *pers. comm.* 2018).

As one of the member agencies of SAM, the MWSD maintains sewage collection facilities, including approximately twenty-five miles of sewer line, 13 major sewer pump stations, and a total of 41 pump stations with 54 installed pumps. Some pump stations have more than one pump to provide backup. The MWSD has an unusually large number of pumps due to the hilly terrain, which is a costly but necessary feature of the sewer system. All of the Montara sewage is pumped through the IPS by SAM's northern pump station, often referred to as the Montara Pump Station, to the sewage treatment plant located in Half Moon Bay (MWSD 2018).

The MWSD provides service to 1,943 sewer connections. The average summer sewage flow treated (June – August) is 250,000 gpd. This is less volume than was measured in the 1990's. The average winter sewer flows treated (December – March) is 500,000 gpd (MWSD 2018).

In the MWSD Sewer Management Plan Update (2014), the County general plan and Local Coastal Plan for areas currently within the MWSD were reviewed to determine internal growth potential, which is limited to the remainder of undeveloped lots within the District boundary. Flows from projected growth are expected to be small, and it is not expected that major changes in flow will result from projected growth (MWSD 2014). Wet weather flows are the most significant factor affecting system capacity and in determining the required system size. Ongoing maintenance and rehabilitation will assist in controlling the peak wet weather flows. MWSD is continuously upgrading their sanitary sewer system. The MWSD is maintaining a 2.5 percent or better replacement rate for the collection system and actively maintaining or rehabilitating its pump stations. Ongoing review of the system is included in annual updates of the seven-year Capital Improvement Plan (MWSD 2014). The MWSD sewage collection system has adequate capacity for growth, with project-specific upgrades required to connect to the existing system (Heldmaier, *pers. comm.* 2018).

7.2.2 POTENTIAL IMPACTS

IMPACT UTL-2: Sewer Services. Less than significant Impact.

There is no existing sanitary sewer infrastructure on the project site. New sewer pipelines will connect the project site with the existing MWSD sewer lines in adjacent roadways. However, no specific utility plans have been completed for the proposed project; project details will be more fully developed upon receipt of utility plans.

As described above, the SAM wastewater treatment capacity is sufficient to serve the proposed project, though the MWSD transmission facilities may need to be upgraded in the vicinity of the

project site. The MWSD is continuously upgrading their transmission system, and the need to increase facility size due to anticipated growth, including the proposed project, is not anticipated to be required (MWSD 2014). Therefore, the MWSD will continue maintenance activities on its sanitary sewer system, and some of these maintenance improvements could support sewer collection for the project. The MWSD will require conditions of approval that include project-specific upgrades necessary to connect to the existing system.

All activities associated with these improvements and project-specific upgrades will be within or adjacent to the existing sewer system alignments. Construction of sewer system improvements would be routed to provide setbacks between new facilities and existing water and wastewater pipelines, and to avoid other existing utilities. Sewer system construction would be engineered and implemented to minimize service disruptions to existing customers. Potential short-term, temporary impacts that would result with sewer system improvements would include dust generated from construction activities, exhaust emissions from gas- and diesel-powered construction equipment, and noise from construction equipment. Implementation of the proposed improvements and sewer connection will be required to comply with Chapter 4.24 – Sewer Connections of the San Mateo County Ordinance Code and Sanitary Sewer Standard Details and Specifications, in addition to the Montara Water and Sanitary District Code. Compliance with state, County, and MWSD standards and conditions of approval would ensure that any potential secondary impacts would be reduced to less-than-significant levels.

The proposed project would not require or result in the construction of new wastewater treatment facilities, or the expansion of existing treatment facilities. The SAM has sufficient capacity to accommodate the additional demands for wastewater treatment, and the MWSD has adequate capacity for the additional demands for wastewater collection that could result from implementation of the Cypress Point project with implementation of MWSD conditions of approval. Because the proposed project is a priority land use that has wastewater service capacity reserved as described in the 2013 San Mateo County LCP, the wastewater treatment demand of the proposed project will be supplied by SAM and MWSD's priority use capacity reserves for priority land uses. With implementation of MWSD conditions of approval, this would be a less-than-significant impact, and no additional mitigation is required.

7.3 SOLID WASTE

7.3.1 ENVIRONMENTAL SETTING

MWSD has contracted with Recology of the Coast for trash pickup, recycling, and waste hauling in the Moss Beach area. Recology emphasizes waste reduction and diversion, and is the largest compost facility operator by volume in the United States. In order to meet the State-mandated 50 percent landfill diversion requirements stipulated under AB 939, residential recyclable waste and greenwaste is collected every week. Solid waste in the Moss Beach area is collected and transferred to Ox Mountain Sanitary Landfill (OMSL) in Half Moon Bay. Ox Mountain is a Class III Municipal solid Waste Landfill, which accepts all types of solid waste, but is prohibited from accepting hazardous waste. The landfill is located at 12310 San Mateo Rd (Hwy 92), Half Moon Bay, CA 94019. (MWSD 2018; SMC 2018d)

The San Mateo County Environmental Health Division issued the current Solid Waste Facilities Permit (SWFP) for the OMSL in June 2001. A technical addendum prepared to update the SWFP corrected the design capacity and concluded the remaining permitted landfill airspace for refuse and cover is calculated at 22,030,078 cubic yards, as of December 31, 2016. Based upon current waste disposal rates, average density of the waste, and daily cover usage at the facility, the estimated closure date for the landfill is 2034 (SMC 2017). Therefore, there is adequate landfill capacity at the OMSL for the proposed Cypress Point project. This impact is less than significant, and no mitigation is required.

7.3.2 POTENTIAL IMPACTS

IMPACT UTL-3: Solid Waste. Less than significant Impact.

Three waste enclosures are proposed for the proposed project. Both project construction and operation of the proposed project would generate solid waste. Construction of the affordable housing development would involve site preparation activities that would generate solid waste (i.e., building material debris, cardboard, insulation, asphalt, concrete). Once constructed, the residents of the project would also generate solid waste. Because the trash service provider complies with applicable federal, state, and local requirements regarding solid waste removal and diversion targets, and the landfill serving the project area has sufficient capacity to accommodate solid waste needs, no modification or expansion of solid waste facilities or operations would be necessary. Impacts to solid waste disposal would be less than significant, and no mitigation is required.

7.4 STORM DRAINAGE

7.4.1 ENVIRONMENTAL SETTING

EXISTING STORM DRAINAGE

The project site slopes range from 10 percent to 50 percent, with the high point on the east side of the site and the low point at the northwest corner. There is no existing storm drain infrastructure on the property. Stormwater is assumed to percolate on site, with excess surface flows draining towards Carlos Street and 16th Street. Stormwater ultimately discharges to Montara Creek within the James V. Fitzgerald Area of Specific Biological Significance (ASBS) watershed area. In addition to stormwater from the 11-acre project site, there is an additional one (1) acre of offsite runoff that drains through the project site and contributes to the overall drainage area. (BKF Engineers 2018)

7.4.2 POTENTIAL IMPACTS

IMPACT UTL-4: Stormwater Drainage. Less than significant Impact.

As required by the Municipal Regional Permit (MRP) and the authority given to the Clean Water Program San Mateo, projects creating one or more acres of impervious area in non-exempt regions of the County are required to attenuate runoff associated with the increase in runoff. The goal of the Hydromodification Management (HM) program is to control the post-project flow to match pre-project runoff flow rate and duration.

Since the existing site does not currently connect directly to the public storm drain system, the project proposes a new connection to the existing storm drain main on Carlos Street, which ultimately outfalls to Montara Creek. Proposed storm drain infrastructure for the project would consist of storm drain lines ranging from 12-inch to 21-inch diameter, inlets at low points throughout the hardscape and landscape areas, manholes at junction areas, building downspout connections, cleanouts, and bio-retention infrastructure designed to comply with the development's dual requirements of stormwater treatment and HM requirements (BKF Engineers 2018).

The site would be graded to minimize stormwater runoff, in accordance with San Mateo County's Municipal Regional Stormwater NPDES Permit (California Regional Water Quality Control Board-San Francisco Bay Region 2015) and the C.3 Stormwater Technical Guidance document (San Mateo Countywide Water Pollution Prevention Program 2016). The proposed project would use bio-retention areas totaling approximately 20,000 square feet as the main best management practice (BMP) treatment strategy for MRP and HM compliance (BKF 2018).

Preliminary modeling results show full compliance with the project's HM requirements. While the project stormwater plan and bio-retention configuration may be adjusted as project plans are more fully developed, the proposed project will be required by San Mateo County to fully comply with HM requirements.

Because the project site would be served by the existing stormwater drainage system, except for drainage infrastructure for the project, and the project would meet stormwater treatment and HM requirements, there would be no need for new storm water drainage facilities, the construction of which could cause environmental effects. No expansion of existing facilities, nor construction of new facilities, would be required. The project would result in a less-than-significant impact, and no mitigation is required.

7.5 ENERGY

7.5.1 ENVIRONMENTAL SETTING

As noted in the project description, the project would be developed in accordance with the minimum requirements of one of the following programs: Leadership in Energy & Environmental Design; Green Communities; Passive Housing; Living Building Challenge; National Green Building Standard, or the GreenPoint Rated program. The following are features that may be included:

- Natural cross-ventilation of every unit with windows 3 sides of most units (2-3 BR), and 2 sides of 1 BR units;
- Cool roofs with low reflectance for reduced heat-island effect;
- High-efficacy lighting fixtures throughout; "Night-sky" compliant site lighting;
- Drought-tolerant landscaping with native species and minimized and efficient irrigation;
- Passive on-site storm water management
- PV ready roofs

- No air conditioning
- Shared laundry facilities
- Secure bike parking facilities to encourage less vehicle use
- Install toilets using less than 1.6 gallons per flush
- Install showerheads providing maximum flows of 2.5 gallons per minute or less
- Install self-closing faucets in non-residential lavatories
- Install high-efficiency washing machines with a water factor of 5 or less

In order to ensure the efficient use of water, the landscaping elements to be added to the site will be irrigated with a permanent automated irrigation system and include all parts compatible with a remote- or satellite-controlled system. Vegetation will be selected which is low maintenance, water conserving, native to the project area, or adaptive to thrive under local conditions.

Waste reduction measures would also minimize energy consumption. State law requires that multi-family developments provide waste, recycling, and organics collection. Three waste enclosures are proposed for Cypress Point, to ensure that each unit has nearby access to drop off their waste. These enclosures will provide bins for solid waste, recycling, and organic waste collection.

7.5.2 POTENTIAL IMPACTS

IMPACT UTIL-5: *Energy*. Less than significant Impact.

The proposed project would be designed to minimize energy consumption, and it would be substantially smaller than the project that was previously approved by the County for the site. Because the proposed housing project would incorporate energy efficiency measures into project operations, this would be a less-than-significant impact.

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