# 4.16 UTILITIES AND SERVICE SYSTEMS

## 4.16.1 INTRODUCTION

This section evaluates the Hyatt Place project's (project) demand for services from public utilities related to water supply, wastewater, solid waste, and electricity and natural gas transmission. Information for this section was obtained from correspondence with the Sewer Authority Mid-Coastside (SAM), Coastside County Water District (CWD), and Republic Services as well as the following sources:

- California Energy Commission (CEC), Electricity Consumption by County, 2018
- CEC, Gas Consumption by County, 2018
- CalRecycle, Estimate Solid Waste Generation Rates, 2019
- Coastside CWD Urban Water Management Plan, 2015
- Energy Star, 2012. Water Use Tracking
- City of Half Moon Bay, General Plan, 1991
- City of Half Moon Bay Local Costal Program & Land Use Plan, 2021
- City of Half Moon Bay, Drainage Master Plan, 2016
- City of Half Moon Bay, Recycling and Solid Waste, 2019
- City of Half Moon Bay, Municipal Code, 2019
- City of Half Moon Bay, Sewer System Management Plan, 2019
- San Mateo County, Five Year Countywide Integrated Waste Management Plan Review Report, 2009
- San Mateo County, Sewer Authority Mid-Coastside Wastewater Treatment Plant, 2018

Project consistency with the 2021 Local Coastal Land Use Plan (LCLUP) is analyzed and included below. The LCLUP was updated and adopted by City Council in October 2020 and certified by the California Coastal Commission (CCC) in April 2021. The updated LCLUP comprises the City's reexamined and updated policy approach for carrying out the Coastal Act in a manner that addresses changed conditions since certification of the 1996 LCLUP.

All documents referenced in this draft Environmental Impact Report (EIR) are available via CD or weblink upon request. The location of the other reference materials is cited at the end of this section. Hard copies of the draft EIR are

located at the City of Half Moon Bay, Planning Division, 501 Main Street, Half Moon Bay, CA 94019.

Comments were submitted in response to the Notice of Preparation for this EIR, regarding utilities and service systems and are addressed in this section:

- Concerns that the project would cause the City to exceed capacity in its sewer, water supply, water treatment, water distribution, wastewater collection and treatment systems
- Concerns about the project's impact on the City's natural gas and electrical supply
- Concerns about the project's impacts on solid waste collection and disposal
- Concerns about the project's adherence to current energy efficiency standards

# 4.16.2 EXISTING CONDITIONS

## Water Supply

Coastside CWD serves as the urban water retailer for Half Moon Bay. The Coastside CWD's multiple water supply sources are the Pilarcitos Reservoir, Upper Crystal Springs Reservoir, Pilarcitos Creek, Denniston Creek, and groundwater from the Airport Subbasin. The San Francisco Public Utilities Commission owns and operates Pilarcitos Reservoir and Upper Crystal Springs Reservoir. Pilarcitos Creek Infiltration Wells, Denniston Creek, and groundwater from the airport subbasin are owned and operated by Coastside CWD. These sources yield an average of 756 million gallons of water annually. Coastside CWD purchases approximately 73 percent from the San Francisco Public Utilities Commission annually.[1]

Coastside CWD adopted the 2020 Urban Water Management Plan (UWMP) in 2021 as part of the UWMP Act which requires water suppliers to prepare and submit to the State Department of Water Resources (DWR) a plan every 5 years.

[1] Brennan, Cathleen, 2022. Cathleen Brennan, Water Resources Analysist Coastside County Water District, Personal Communication, June 1, 2022.

## Groundwater

Coastside CWD operates eight groundwater wells in the Denniston Well Field. Coastside CWD utilizes one of the San Francisco Bay Hydrologic Region groundwater basins known as the Half Moon Bay Terrace groundwater basin. The City is underlain by this basin. The basin supplies limited water for domestic and municipal uses.

Unlike surface water, groundwater use has never been directly regulated by the state. State legislation, including the Sustainable Groundwater Management Act of 2014, allows local governments to voluntarily manage groundwater supplies, through use of a groundwater management plan. Currently, a groundwater management plan has not been developed for the Half Moon Bay Terrace groundwater basin because the basin has been determined to be very low priority.

## Stormwater

The City's storm drain system consists of nine independent sub-areas defined by major drainage features and outlet points. Sub-areas convey stormwater through pipes, roads, and nodes to outlet points that ultimately direct water to the Pacific Ocean. The project site is located within the Seymour drainage area, the closest outlet of which is the Seymour Ditch. Seymour Ditch is west of the project site and drains into the Pacific Ocean. Roads are the only form of stormwater conveyance adjacent to the project site.

## Wastewater

Sewer Authority Mid-Coastside (SAM) has a regional system that provides wastewater treatment services for City, the Granada Community Services District, and the Montara Water and Sanitary District. SAM's collection system consists of 8 miles of force mains and gravity interceptors, as well as three pump stations. Located at 1000 Cabrillo Highway, SAM's wastewater treatment plant (SAM Plant) provides secondary treatment of domestic water to a population of roughly 25,000. The plant's peak wet weather capacity is 15 million gallons per day (MGD) average dry weather design capacity is 4 MGD.[2]

[2] Prathivadi, Kishen, 2019. Kishen Prathivadi, Engineering and Construction Contracts Manager, Sewer Authority Mid-Coastside, Personal Communication, June 28, 2019.

## Solid Waste

Republic Services provides residential and commercial collection of recyclables, garbage, and organic waste. As of April 1, 2018, Republic Services has offered both residential and business food waste collection. Food waste is composted along with other organic material. Republic Services directs all the solid collected in the City to the Corinda Los Trancos Sanitary Landfill, known as Ox Mountain Landfill, which is a permitted Class III disposal facility, which accepts only non-hazardous waste, located at 12310 San Mateo Road (SR-92) in the northeast part of the City. As of January 2018, Republic Services indicated that the facility's remaining disposal capacity was approximately 21 years. The landfill currently occupies 191 acres, has a permitted capacity of 60,500,000 cubic yards, and a maximum daily intake of 3,598 tons. Based on the current rate of all disposals (1,800 tons per day on average) at this site from all jurisdictions, the facility's projected closure date is estimated to occur in 2039.[3]

# 4.16.3 REGULATORY SETTING

## Federal

There are no applicable federal regulations associated with utilities.

## State

### Urban Water Management Planning Act

California State Assembly Bill (AB) 797 (California Water Code Section 10610, et. Seq.) adopted in 1983 requires every urban water supplier providing water for municipal purposes with more than 3,000 customers or more than 3,000 acre-feet of water on an annual basis to prepare an UWMP. The purpose of the UWMP is to assist water supply agencies in water resource planning in consideration of their existing and anticipated future demands. UWMPs must be updated every five years.

#### *Project Consistency*

Coastside CWD approved and adopted a 2020 UWMP, which includes projected increases in water demand due to densification and intensification

[3] Devincenzi, Monica, 2019. Monica Devincenzi, Municipal Relations Manager, Republic Services, Personal Communication, June 26, 2019.

of both residential and non-residential land uses as identified in the General Plan.

In accordance with the Water Code Section 10910(c)(2) and Government Code Section 66473.7(c)(3), information from the 2020 UWMP applies to the project as a regulatory source.

## Senate Bill 221 (2001)

SB 221 (2001) prohibits approval of subdivisions consisting of more than 500 dwelling units unless there is verification of sufficient water supplies for the project from the applicable water supplier. This requirement also applies to increases of 10 percent or more of service connections for public water systems with fewer than 500 service connections. The law defines criteria for determining “sufficient water supply” such as using normal, single-dry, and multiple-dry year hydrology and identifying the amount of water that the suppler can reasonably rely on to meet existing and future planned use.

### *Project Consistency*

The purpose and legislative intent of and SB 221 was to preclude projects from being approved without specific evaluations being performed and documented by the local water provider proving that water is available to serve the project. The project would not conflict with the 2020 UWMP, which concluded that the City has sufficient water to supply future development, such as the project. Also, implementation of the project would not require a water supply assessment as it was determined by hotel water use modeling that 129 guest rooms would require far less water than the amount required by 500 dwelling units. Therefore, the implementation of the project would be consistent with SB 221.

## California Integrated Waste Management Act

The California Integrated Waste Management Act (CIWMA), AB 939, passed in September 1989, requires every City and county in the state to prepare a Source Reduction and Recycling Element (SRRE) with its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory state diversion goals of 25 percent by year 1995, and 50 percent by the year 2000. The intent of AB 939 is to facilitate reduction, recycling, and reuse of solid waste. In 2008, Senate Bill 1016 implemented a simplified method of calculating diversion rates, using a 50 percent equivalent per capita disposal target. In 2011, Assembly Bill 341 required that 75 percent of solid waste be diverted from landfills by 2020.

***Project Consistency***

The Ox Mountain Landfill has existing solid waste capacity to serve the project. Waste would have to be diverted from the project site through recycling per the CIWMA and local solid waste diversion goals. In 2009, San Mateo County's *Five Year Countywide Integrated Waste Management Plan Review Report*, found that all cities within the County were meeting or exceeding their waste diversion goals. As waste would be diverted from the project site through recycling and green waste, the project would be consistent with the CIWMA.

## The California Building Standards Code (CCR Title 24)

Buildings constructed after June 30, 1977, must comply with standards identified in Title 24 of the California Code of Regulations. Title 24 requires the inclusion of state-of-the-art energy conservation features in building design and construction, including the incorporation of specific energy-conserving design features, use of non-depletable energy resources, or a demonstration that buildings would comply with a designated energy budget. Part 11 of the Title 24 Building Standards Code is referred to as the California Green Building Standards Code (CALGreen Code). Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code.

***Project Consistency***

The project would be constructed to meet Title 24 requirements. Implementation of the project would comply with the most recent Energy Efficiency Standards of Title 24 by incorporating 'green building' and energy saving measures, specifically under the Leadership in Energy and Environmental Design (LEED) checklist as codified in CALGreen Code. Green Building and energy saving measures include use or features that reduce energy and water usage and can include but are not limited to: the use of sunlight as an energy and light source, low water-use landscaping and water fixtures, building insulation and energy efficient building surfaces. Therefore, the project would be consistent with Title 24.

## California Model Water Efficient Landscape Ordinance

This regulation is designed to promote water efficiency standards for new developments and existing landscapes to ensure that California continues to have enough water to meet demand. Water savings can be achieved through efficient irrigation systems, greywater usage, onsite stormwater capture, and limiting the amount of landscape covered in turf. As of January 2010, all local agencies were required to adopt a water efficient landscape ordinance as

effective as the Model Water Landscape Efficiency Ordinance (MWELO) relating to water conservation.

#### *Project Consistency*

During landscape design and installation, the project proponent would ensure water conservation on the project site methods adhere to the MWLEO. Therefore, implementation of the project would be consistent with the MWLEO. Furthermore, the City has adopted the MWELO and implements it through landscape and irrigation plan check as well as annual reporting.

## Local

### Half Moon Bay Municipal Code

The City's Municipal Code (Chapter 18.31) regulates the disposal of trash and recycling. This chapter regulates solid waste disposal, mandating the separation of recycling from waste and establishing rules for the accessibility of waste bins.

### Half Moon Bay Construction and Demolition Debris Waste Management Plan

Projects with a value higher than $5,000 require the completion of a Construction and Demolition Debris Waste Management Plan (CDDWMP) submitted to City Hall. The goal of the City's CDDWMP is to meet the California Integrated Waste Management Board's goal that every city in California recycle 50 percent of its waste in the year 2000 and beyond. Because the project is valued higher than $5,000, it would be required to submit a CDDWMP.

### Half Moon Bay General Plan

General Plan policies related to hydrology and water quality are outlined in **Section 4.10, Hydrology and Water Quality**, of this EIR. Policies and strategies that are pertinent to the utilities and service system analysis for the project are summarized in below:

### Half Moon Bay Local Coastal Program

The Half Moon Bay LCLUP and the Local Coastal Implementation Plan (IP) together constitute the "Local Coastal Program" (LCP) for the city. The LCLUP, which is the policy component of the LCP, contains policies for utilities, wastewater and solid waste relate to specific coastal land features that are not present at the project site, such as sea cliffs.

### Half Moon Bay Green Infrastructure Plan

The City's Green Infrastructure Plan (GIP), adopted September 2019, is a cost-effective, resilient approach to managing water quality by using plants, soils, and other elements to mimic the natural water cycle and capture rainwater. The GIP describes how the City will, over time, transition its existing "gray" (i.e., traditional) infrastructure to "green" infrastructure. This local planning document determines, defines, and supports local green infrastructure goals and policies. The GIP is relevant to the project's design and hydrology but does not dictate the utilities and service systems for the project. Therefore, applicable policies in the GIP can be found in **Section 4.10 Hydrology and Water Quality**.

### Table 4.16-1 Project Consistency with Relevant Local Policies

| General Plan Policy Number | General Plan Policy | Project Consistency |
|---|---|---|
| **Half Moon Bay LCLUP Chapter 3 Public Works** | | |
| 3-6: New Development Requirements and Findings | Require that all new development has available municipal water and sewer services and access from a public street or over private streets to a public street where these improvements or facilities are essential to the type of development. Prior to approval of a coastal development permit, the approving authority shall determine if infrastructure, including water connections, is available and adequate; and if so, shall make the finding that such development will be served with water, sewer, and road facilities, including such improvements as are provided with the development. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the Land Use Plan. Some development types may be exempt from the requirements of this policy such as habitat restoration, trails and other coastal recreational uses, and many agricultural and agricultural supplemental and ancillary uses. | **Consistent.** Infrastructure is available to the proposed project. Water, sewer, and circulation system capacity were evaluated in the build-out studies for the recently certified Land Use Plan. Development of the project site that included the highest potential FAR and/or density for a hotel and/or residential development was assumed in the buildout modeling. Water connections for all types of proposed development are available and include coastal act priority connections from the Coastside CWD for the hotel, affordable housing water connections from Coastside CWD if applicable per an alternative that includes qualifying affordable housing units, and non-priority water connections from the secondary market if applicable per an alternative that includes market rate housing units. |

| General Plan Policy Number | General Plan Policy | Project Consistency |
|---|---|---|
| 3-9: Municipal Service Provisions | Only provide municipal services including water, sewer, and roads to areas approved for development, except where services are required for permitted restoration, agricultural, agricultural compatible, and recreational uses. In the case of Planned Developments, prior to master plan approval, provide services only for those uses allowed in advance of master plan approval. | **Consistent.** The site is planned for development and such services are already available to the development site. |
| 3-20: Water Connections for New Development | Other than as described in Policies 3-21 and 3-22, new development within the urban boundary shall require a connection to the Coastside County Water District system. The City shall refer coastal development permit applications for new development or redevelopment projects to Coastside CWD for confirmation of water supply adequacy and consistency with water connection requirements. | **Consistent.** The applicable types of water connections will be required for each component of the project and/or alternative. |
| 3-25: Water Conservation Measures | Require water conservation measures for new development and redevelopment of residential and non-residential uses, including but not limited to, the use of high-efficiency fixtures and equipment, storm water capture, gray water collection and reuse, drip or microspray irrigation systems, and native drought-tolerant landscaping. For agricultural and horticultural business uses, water conservation policies in Chapter 4 are applicable. | **Consistent.** For the hotel, landscaping on the west side of the site consists of wetlands restoration and native plantings which will require very limited irrigation; landscaping on the east side of the site consists of drought tolerant plantings that will be irrigated via gray water from the hotel's laundry facilities. All landscaping will be reviewed for compliance with the Water Efficiency Landscape Ordinance. |
| 3-29: Sewer Connections for New Development | Other than as described in Policies 3-30 and 3-31, new development within the urban boundary shall require a connection to the municipal sewer system. | **Consistent.** Sewer connections will be required for each component of the project and/or alternative. |

| General Plan Policy Number | General Plan Policy | Project Consistency |
|---|---|---|
| 9-37: Utility Boxes | Locate utilities including traffic control boxes, transformers, meters, backflow prevention devices, and others in underground vaults where feasible; or if above finished grade, in discrete locations outside of any pedestrian path or sidewalk. | **Consistent.** Project utilities will be underground or clustered and screened from public view. |
| 9-38: Utilities in New Development | Require applications for new development to include preliminary utilities plans to ensure that undergrounding and minimizing the negative visual impacts of utilities are considered during the earliest phases of project design. For all new development and new subdivisions, utilities shall be underground unless infeasible, such as in locations subject to erosion or with especially high water tables, or unless otherwise permitted on a case-by-case basis such as where no protected public views would be impacted (e.g., a pump house for an agricultural operation). For such cases, require utilities to be designed and sited in a manner to minimize impacts to coastal resources, and require the development to contribute in-lieu fees to support undergrounding utilities in other locations. | **Consistent.** Project utilities will be underground or clustered and screened from public view. |

Source: Half Moon Bay Local Coastal Program, 2021.

# 4.16.4 IMPACTS AND MITIGATION MEASURES

## Thresholds of Significance

The following thresholds of significance for utilities and service systems were derived from the Environmental Checklist in the *California Environmental Quality Act (CEQA) Guidelines Appendix G*. These thresholds of significance have been amended or supplemented, as appropriate, to address lead agency requirements and the full range of potential impacts related to this project.

An impact of the project would be considered significant and would require mitigation if it would meet one of the following thresholds of significance:

**Utilities a)** Require or result in the relocation or construction of new or expanded water, wastewater or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;

**Utilities b)** Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;

**Utilities c)** Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

**Utilities d)** Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals;

**Utilities e)** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

## Methodology

In order to evaluate utilities and service systems, an analysis of impacts to wastewater treatment requirements, storm water facilities, water supply, wastewater treatment regulatory compliance, and solid waste regulatory compliance were evaluated according to the above-mentioned thresholds of significance. An analysis was prepared to evaluate potential impacts to wastewater treatment facility capacity and permitted landfill capacity, per the thresholds of significance listed above.

## Discussion of Impacts

***Utilities a) Would the project require or result in the relocation or construction of new or expanded water, wastewater or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?***

**Water Supply**

**Less than Significant.** Coastside CWD has determined that implementation of the project would not require the relocation or construction of new or expanded water facilities to supply the project site (project site defined as

APN 065-012-030 or hotel only) with potable water.[4] Coastside CWD's service area produced 622 million gallons of water in 2021 and has sufficient resources to produce 1,000 million gallons of water annually in normal water years.[5] The median rate of water use for hotels amounts to 102 gallons per room per day.[6] At this rate, project operation would require the consumption of 4.8 million gallons annually. It is also notable that the water demand modeling in the LCLUP used 200 gallons per room per day for hotel uses to be conservative in that analysis. Project water demand would result in approximately 1 percent increase in total demand and would not require the construction of new or expanded water facilities. Therefore, the project would have less than significant impacts to water supply.

**Wastewater**

**Less than Significant.** The City's wastewater collection system includes approximately 35 miles of gravity sewer pipe and 1.5 miles of force main pipeline, as well as three lift stations. The City's system conveys approximately 1 MGD of average dry weather flow to the SAM wastewater treatment plant.[7] SAM's wastewater treatment infrastructure currently has enough wastewater capacity for project operation and has not identified any need for new expanded wastewater facilities. During project operation, wastewater would be collected by a 6-inch sewer line on the east side of the project site.[8] The SAM Plant would treat wastewater created during project operation. The anticipated rate of water consumption during project operation, would be less than 1 percent of the SAM's wastewater treatment dry weather capacity of 4 MGD. In addition, the City's Sewer System Management Plan 2019 Update (SSMP), includes a capital improvement program and a System Evaluation and Capacity Assurance Plan to address sewer system overloads for both dry weather capacity and peak wet weather flows. Again, the project was not shown to challenge the existing sewer capacity. However, the City's wastewater infrastructure is in the process of

[4] Brennan, Cathleen, 2022. Cathleen Brennan, Water Resources Analysist Coastside County Water District, Personal Communication, June 1, 2022.

[5] Coastside County Water District, 2016. 2020 Urban Water Management Plan. Available: https://www.ccwater.com/DocumentCenter/View/9851/2020-Urban-Water-Management-Plan-PDF. Accessed: January 2022.

[6] Energy Star, 2012. Water Use Tracking. Available: https://www.energystar.gov/sites/default/files/buildings/tools/DataTrends_Water_20121002.pdf . Accessed: January 2022.

[7] Half Moon Bay Sewer System Management Plan 2019 Update, V.W. Housen and Associates.

[8] Prathivadi, Kishen, 2019. Kishen Prathivadi, Engineering and Construction Contracts Manager, Sewer Authority Mid-Coastside, Personal Communication, June 28, 2019.

being upgraded to ensure that spills can be avoided as described in the SSMP. Therefore, the project would have less than significant impacts to wastewater infrastructure.

**Stormwater**

**Less than Significant.** Refer to **Section 4.10, Hydrology and Water Quality** for a detailed description of stormwater drainage on the project site during construction and operation. BMPs required for NPDES compliance would be applied during project construction to ensure that runoff from the project site would not impact the capacity of stormwater infrastructure. During project operation, stormwater from project operation would be directed to treatment areas and not impact the capacity of stormwater infrastructure. Therefore, the project would have less than significant impacts to stormwater infrastructure.

**Electric Power and Natural Gas**

**Less than Significant.** Project operation would require 443,825 kilowatt hours (kWh) of electricity and 3,314,520 kilo-British thermal units (kBtu) of natural gas annually.[9] In 2018, the County consumed 4225 million kilowatt hours of electricity and 20.9 billion kBtu of natural gas (CEC, 2018a; CEC 2018b). Project operation would increase consumption of natural gas by 0.01 percent and electricity by 0.1 percent within the County. Project operation would result in less than significant impacts to the County and the City's electrical and natural gas supplies and project design would comply with the energy efficiency standards established by the CALGreen Code.

**Telecommunications Facilities**

**Less than Significant.** The project design would not include any features or uses that would require the extension of existing or the construction of additional telecommunications facilities. Implementation of the project would result in less than significant impacts.

***Utilities b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;***

**Less than Significant.** Coastside CWD has determined that it has enough water to supply operation of the project and reasonably foreseeable future

[9] During drafting of the EIR, the City proposed the Building Electrification Ordinance, which will require all new buildings to be electric-only, no gas or propane would be allowed. The project is anticipated to comply with the ordinance and utilize all electric-energy; however, the consumption of energy consumed during operation of the project would be a small percentage of consumption within the County.

development during normal dry, and multiple dry years. However, during dry and multiple dry years, water consumption would need to be reduced during multiple dry years to meet water demand requirements depending on the severity of the water shortage.[10] Water reduction measures would be put in place by the water district during periods of water shortage. Given the above, implementation of the project would result in less than significant impacts.

***Utilities c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?***

**Less than Significant.** According to SAM, there is enough capacity to accommodate the implementation of the project in addition to the provider's existing commitments[11]. As mentioned above in **Utilities (b)**, project operation would use less than 1 percent of the SAM Plant's maximum daily capacity. Therefore, implementation of the project would result in less than significant impacts.

***Utilities d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

**Less than Significant.** Republic Services has confirmed that implementation of the project would not exceed the capacity of local infrastructure. The Ox Mountain Landfill has existing solid waste capacity to serve the project, with its remaining capacity able to serve the City until approximately 2039.[12] According to CalRecycle, hotels in California produce from 2 to 4 pounds of solid waste per room per day.[13] At this rate, project operation would produce 516 pounds of solid waste every day, adding less than .01 percent to the average of 1,800 tons of solid waste the Ox Mountain Landfill accepts daily. Additionally, waste from project operation would be diverted to green waste and recycling. Through waste diversion, project operation would produce a negligible amount of waste and not impeded the City from achieving its waste reduction goals as defined by the CIWMA. Project design and operation

[10] Brennan, Cathleen, 2019. Cathleen Brennan, Water Resources Analysist Coastside County Water District, Personal Communication, June 6, 2019.

[11] Prathivadi, Kishen, 2019. Kishen Prathivadi, Engineering and Construction Contracts Manager, Sewer Authority Mid-Coastside, Personal Communication, June 28, 2019.

[12] Devincenzi, Monica, 2019. Monica Devincenzi, Municipal Relations Manager, Republic Services, Personal Communication, June 26, 2019.

[13] CalRecycle, 2019. Estimate Solid Waste Generation Rates. Available: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed: January 2022.

would also abide by the City's Municipal Code regarding the accessibility of the site and all other regulations. Implementation of the project would result in less than significant impacts.

***Utilities e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

***Construction***

**Less than Significant.** Because no structures currently exist on the site, no demolition would be required during project construction, and no regulations relating to solid waste during demolition would apply to this stage of project implementation.

In order to comply with the California Green Building Standards Code, the project proponent would be required to prepare and submit a Construction and Debris Waste Management Plan to City Hall prior to the issuance of a building or demolition permit. The plan would address major materials generated by a construction project of this size, dimensional lumber, metal scraps, cardboard, packaging, and plastic wrap, and shall address opportunities to recycle such materials or divert them away from the Ox Mountain Landfill. Prior to final inspection, the project proponent would be required to submit a Debris Recovery Report that demonstrates that at least 50 percent of job site debris was diverted from disposal by providing receipts or gate-tags from facilities or service providers used for recycling, reuse and disposal of job site debris. With the required Debris Waste Management Plan, project construction would result in less than significant impacts.

***Operation***

**Less than Significant.** In terms of operations, the project would comply with all applicable diversion requirements in state and local law, including AB 939. Operation of the project would have a less than significant impact.

# 4.16.5 CUMULATIVE IMPACTS

Cumulative impacts occur when two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Other projects in the area include past and planned residential, commercial, and infrastructure development projects in Half Moon Bay. See **Chapter 4.0, Setting, Impacts, Mitigation Measures**, for the full list of cumulative projects within Half Moon Bay.

The project's consumption and capacity usage were analyzed above and all of the findings were less than significant because adequate water supply, infrastructure, and capacity would be available for all required utilities and service systems required for the project, and the project's contribution to the total water demand would not result in insufficient water supply or adversely impact the overall capacity of the utilities and service systems resulting in the need to construct new infrastructure for the City. Therefore, the project would not have cumulatively considerable contributions to cumulative impacts to any of the utilities and service systems.

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