

4.6 PUBLIC SERVICES AND UTILITIES

A. SUMMARY

This section discusses impacts to fire service, police service, wastewater facilities, and water supply to the CCSF Main Campus that could result from the proposed project.

The San Francisco Fire Department (SFFD) provides fire protection and medical response services to the CCSF Main Campus. The increase in population and square footage on the campus would be expected to increase the number of calls received by the SFFD by approximately 25 percent. If the fire and medical services provided by SFFD to the Main Campus are to operate at the same level of service with Master Plan buildout as currently provided, an increase in equipment and staff would be required. The Fire Department has noted the need for a new fire station to accommodate the additional staff and equipment, but no station has been proposed at this time nor a location identified. The SFFD would conduct any required environmental review for a new station when a specific project is proposed. For those reasons, the Master Plan would not have a significant effect related to fire services when the CEQA Appendix G significance criteria are considered, but the increase in demand for fire services would be significant according to City and County of San Francisco criteria. Mitigation identified in this section would require CCSF to work with SFFD to determine an appropriate contribution toward the cost of a new fire station when (if) one is needed, but construction of the station would be within the authority of the SFFD and cannot be assumed at this time. For that reason, the impact would remain significant. The San Francisco Community College District Police Department (SFCCPD) provides law enforcement and security services for all CCSF campuses. The growth in the student, faculty and employee populations, the additional buildings and the expansion of the Main Campus west of Phelan Avenue called for by buildout of the Master Plan would require additional officers and facilities to serve the CCSF campuses effectively. Any new facilities required for the SFCCPD have been accounted for in the Master Plan, as analyzed elsewhere in this EIR. Therefore, the project would not result in any significant impacts with respect to police services.

CCSF is served by the San Francisco Department of Public Works (SFDPW) sewer system, which handles both sewage and storm water runoff in the same network of pipes. According to SFDPW, the wastewater treatment and pumping facilities are of adequate capacity to handle any additional flow from the campus area. At the same time, SFDPW has indicated that the existing sewer/stormwater lines located around the Main campus are adequate to accommodate the additional sanitary flow expected from Master Plan buildout, but are, and would continue to be, undersized to handle the wet weather flow generated by the 5-year storm event. The wastewater flows added by the Master Plan would worsen this condition and would cause a significant impact with respect to stormwater system capacity. The needed mitigation (upgrade of the system) is under the purview of the SFDPW, which has indicated that adequate funding is not available. Without this mitigation, the impact to the wastewater/stormwater system would remain significant.

Water is supplied and distributed to the campus and surrounding area by the San Francisco Public Utilities Commission (SFPUC). According to SFPUC, the proposed project's demand for water and the cumulative demand

for water could be accommodated by existing and projected water supplies. Likewise, SFPUC has indicated that there are no issues of concern regarding the relocation of a segment of the 36-inch Crosstown Line that currently lies beneath the Community Health & Wellness Center site. Therefore, impacts related to water supply and distribution would be less than significant.

B. EXISTING CONDITIONS

B1. Fire Services

CCSF is served by the San Francisco Fire Department (SFFD), which serves approximately 750,000 citizens residing in San Francisco and approximately 1.2 million people during the business day.¹ The SFFD employs 1,700 firefighting and emergency medical field personnel. Fire stations are strategically and geographically located throughout the City. Funding for general staffing and equipment needs for the SFFD comes from the San Francisco city budget.

Fire Station 15, at 1000 Ocean Avenue, on the northwest corner of Ocean and Phelan Avenues, serves CCSF.² This station is staffed by the following units and personnel: the Engine Company has one officer and three firefighters, the truck company has one officer and four firefighters, the medic unit has two paramedics, and the Battalion Chief is assisted by a Chief's Aide. These 13 staff positions are on duty during each shift; there are three shifts per day. There are no plans to construct any new stations in the area.

Fire Station 10 receives just under 1,800 calls per year.³ Of these, 1,260 are medical calls and approximately 530 are non-medical and fire calls. The goals for response time for medical calls from all SFFD fire stations are based on the Emergency Medical Services Authority (EMSA) guidelines. These guidelines call for a response time of between 5 and 10 minutes for medical calls and 3 to 5 minutes for fire and non-medical calls. The additional time for medical calls is a result of the limited number of ambulances in service. The response time goals for all calls are currently met or exceeded.

Water for fire protection is supplied through the existing connections to the potable water distribution system. In addition, there is a 20-inch transmission main for the Auxiliary Water Supply System (AWSS)⁴

¹ City and County of San Francisco Planning Department, San Francisco Redevelopment Agency, *Mid-Market Street Redevelopment Plan EIR*, September 28, 2002.

² Chin, Paul H., Battalion Chief, San Francisco Fire Department, personal communication, December 8, 2003.

³ Ibid.

⁴ The San Francisco Fire Department operates the Auxiliary Water Supply System (AWSS) that contains non-potable, high-pressure water mains. The AWSS was designed for emergency fire fighting use when the domestic water system is insufficient to meet demand. Source: San Francisco Public Utilities Commission, *2000 Water Quality Report*, http://sfwater.org/main.cfm/MC_ID/10/MSC_ID/51/MTO_ID/63, October 21, 2003.

located in Ocean Avenue.⁵ Although CCSF is not currently connected to the AWSS, it could tie into the system if needed.

B2. Police Services

In 1980, pursuant to Education Code 72330, the Governing Board of the San Francisco Community College District established the San Francisco Community College District Police Department (SFCCPD).⁶ The Campus Police Station is located at Cloud Hall C119 on the Main Campus. The SFCCPD is a full service Law Enforcement Agency that, under the command of Interim Chief Kenneth L. Baccetti, 2 Sergeants, 26 Sworn Peace Officers⁷ and 12 Campus Control Aides (i.e., security personnel), provides a complete range of law enforcement and security services for all CCSF campuses. The Department is in the process of hiring additional officers.⁸

The General Fund of the Community College District provides funding for all SFCCPD staffing and equipment needs. As noted above, SFCCPD is currently hiring additional officers, and many of the Department's service vehicles, while regularly and adequately maintained, would need to be retired relatively soon.⁹ SFCCPD indicated a number of improvements and additions to its offices and equipment needed to help the SFCCPD function more efficiently and effectively. In particular, SFCCPD has pointed to the need for computer-assisted dispatching to allow for a computerized means of relaying information about calls received more quickly and efficiently and to integrate SFCCPD with already existing computerized State police resources. Furthermore, while money is in place to install laptops in police cars, installation is on hold for the moment. Apart from equipment needs, SFCCPD has indicated a number of issues related to the physical building housing the Department, including problems with water leakage, a need for an updated dispatch room and a need for more space for officer locker rooms and related police uses.

⁵ Kennedy/Jenks Consultants, *South Balboa Reservoir Engineering Study: Phase I Technical Memorandum*, City College of San Francisco, April 1998.

⁶ San Francisco Community College District, Police Department, http://www.ccsf.edu/Departments/Public_Safety/, October 21, 2003.

⁷ Sixteen of these officers are assigned to the Ocean Avenue Campus. Community College Police Officers are granted full-time peace officer arrest authority pursuant to Penal Code Section 830.32 and Education Code Section 72330. Arrest authority extends to any place within the State of California.

⁸ Baccetti, Kenneth L., Interim Chief, San Francisco Community College District Police Department, personal communication, October 27, 2003.

⁹ These vehicles currently have approximately 60,000 miles on them and are typically retired once they reach 75,000 to 80,000 miles. Source: Ibid.

In 2002, there were a total of 396 reported incidents at CCSF facilities, with 277 of these occurring on the Main Campus (about 70 percent).¹⁰ Of the incidents on the Main Campus, there were 84 incidents classified as other miscellaneous incidents (about 30 percent), 46 petty thefts (about 17 percent), 23 reports of malicious mischief (about 8 percent), 21 grand theft incidents¹¹ (about 8 percent), 16 traffic accidents (about 6 percent) and 16 incidents of threat from vehicles (about 6 percent). Although response times on the Main Campus vary, typically SFCCPD is able to respond in less than five minutes to on-campus incidents. Response times to incidents around Phelan Avenue are sometimes longer as a result of delays caused by traffic on this street, especially traffic associated with students' entering and exiting the parking lots in the Balboa Reservoir at the top of each hour.

In 2002, SFCCPD also issued 10,424 traffic citations at CCSF facilities. Of these, 9,504 (about 91 percent) were issued on the Main Campus, with 9,319 of these (about 98 percent) given out for parking violations. Across all campuses over the course of the year, SFCCPD responded to 887 intrusions or silent alarms, 647 (about 73 percent) of which occurred on the Main Campus, and patrolled nearly 31,000 miles. On the Main Campus, SFCCPD officers provided counter service to approximately 5,149 people over the course of the year.

B3. Wastewater/Storm Drainage

CCSF is served by the San Francisco Department of Public Works (SFDPW) combined sewer system that handles both sewage and storm water runoff in the same network of pipes.¹² This pipe system, which is over 900 miles long, collects both dry- and wet-weather flows in a single pipe system. Once collected, the wastewater is moved by the 17 pump stations in the system to one of three water pollution control treatment plants - Southeast, Oceanside or North Point. Once treated, wastewater is discharged to the San Francisco Bay and the Pacific Ocean.

During dry weather, the water pollution control treatment plants treat approximately 85 million gallons of wastewater each day. During wet weather, with additional facilities and increased operations, the system can treat approximately 575 million gallons of combined flow each day. The system also includes transport and storage sewers that prevent untreated sewage from overflowing to the Bay or Ocean during

¹⁰ The information provided is for the Alemany, Downtown, Evans, John Adams, Mission, North Beach/Chinatown, Ocean Avenue and Southeast Campuses as well as the District Office. Source: SFCCDPD, *San Francisco Community College Police Department Monthly Crime Index/Activities Report*.

¹¹ The total for grand theft does not include the number of reported stolen vehicles in 2002 (11).

¹² San Francisco Public Utilities Commission, Water Pollution Control Department, http://sfwater.org/orgDetail.cfm/MO_ID/48, October 9, 2003.

rainstorms.¹³ The system is also able to store up to 193 million gallons of combined sewage and storm water for later treatment.

The wastewater collection system in the Main Campus area is part of San Francisco's Westside Core collection system.¹⁴ The wastewater from this system gravitates to the Lake Merced Transport/Storage Structure. The Westside Pump Station, which has a dry weather maximum capacity of 65 mgd and a wet weather maximum capacity of 120 mgd, pumps this flow along with the gravity flow from the Westside Transport/Storage Structure to the Oceanside Water Pollution Control Plant for treatment.

The Oceanside Water Pollution Control Plant is adjacent to the San Francisco Zoo.¹⁵ It is San Francisco's newest treatment plant and is one of the few plants in the United States built largely underground. During peak wet weather, the plant treats 60 mgd from the City's west side; daily average treatment flow is 18 mgd.¹⁶ The Oceanside Plant meets all Federal and State discharge standards and removes approximately 95 percent of the pollutants from the wastewater stream before discharging it into the Pacific Ocean through the 4.5-mile Southwest Ocean Outfall.

In the CCSF area, the sanitary/storm sewer collection system serves a mix of residential, commercial and institutional demands. The Main Campus east of Phelan Avenue is served by an 8-inch line that carries flow from the campus to a 24-inch line located underneath I-280. From there, the flow combines with a 36-inch sewer line and then further merges into a 48-inch line. This line ultimately discharges into a 2-foot-6-inch by 3-foot-9-inch sewer main located in Ocean Avenue. The hydraulic adequacy of this system and the condition of the 24-inch sewer line are unknown.¹⁷ The area west of Phelan Avenue is served by a 30-inch reinforced concrete sewer in Phelan Avenue that carries flows south to Ocean Avenue. Although the sewer's condition is unknown, it is severely undersized. According to the SFDPW, the sewers surrounding the Main Campus, while adequate for the dry weather flow from the campus, are inadequate for flows that occur in a 5-year storm event. Currently, the City does not have the funds to upgrade the under-sized sewers surrounding the campus. The SFPUC is in the process of revising its *1973 Wastewater Master Plan*. Among other things, this *Plan* would include upgrading the City's hydraulically and structurally inadequate sewers.

¹³ Despite these efforts, untreated discharges do occur approximately one to ten times a year.

¹⁴ San Francisco's collection system is divided into two cores, the Bayside Core and the Westside Core. This division is based on the City's topography. Source: Khanna, Mohinder, SFDPW, personal communication, November 21, 2003.

¹⁵ San Francisco Public Utilities Commission, Water Pollution Control Department, http://sfwater.org/orgDetail.cfm/MO_ID/48, October 9 and 21, 2003.

¹⁶ Khanna, Mohinder, SFDPW, personal communication, November 21, 2003.

¹⁷ Ibid.

B4. Water

The San Francisco Public Utilities Commission (SFPUC) supplies water to the City and County of San Francisco. The SFPUC provides water to 2.4 million people in the San Francisco Bay region, delivering approximately 260 million gallons of water a day to its customers.¹⁸

Eighty-five percent of the water delivered to SFPUC customers comes from Sierra Nevada snowmelt stored in the Hetch Hetchy reservoir situated on the Tuolumne River in Yosemite National Park. The Hetch Hetchy water travels 160 miles via gravity from Yosemite to the San Francisco Bay Area. The remaining 15 percent of the total water supply comes from local watersheds in the East Bay and the San Mateo Peninsula. This “local” water is captured in reservoirs located in San Mateo and Alameda Counties.

The water distribution system in San Francisco includes 14 reservoirs, 9 water tanks, 17 pump stations and 1,250 miles of transmission lines and water mains, and supplies approximately 800,000 people. The City's average daily water demand is currently about 91 million gallons per day (mgd). Demand is projected to increase only slightly over the next 30 years.¹⁹

The distribution system in the Main Campus area serves a mix of residential, commercial and institutional users. This area is served by connections to the SFPUC system that provide potable, irrigation and fire protection supply, and is located in the Sutro Pressure Zone of the SFPUC distribution system.²⁰ The Sutro Pressure Zone, which has a total demand of 9 mgd,²¹ is supplied by the Sutro Reservoir, which is at an elevation of approximately 500 feet above mean sea level. Local service to users in this area, including CCSF, is provided by 8- and 12-inch distribution mains in Phelan Avenue, a 12-inch main in Ocean Avenue and an 8-inch main in Judson Avenue.²² Possible future additions to the water delivery system in the CCSF area include the use of portions of the Balboa Reservoir for water storage (described in more detail in **Section 3.0, Project Description**) as well as the installation of a new 36-inch pipe along Phelan Avenue.²³

¹⁸ City and County of San Francisco Planning Department, San Francisco Redevelopment Agency, *Mid-Market Street Redevelopment Plan EIR*, September 28, 2002 and San Francisco Public Utilities Commission, *Water*, <http://sfwater.org/main.cfm/MSID/16>, October 22, 2003.

¹⁹ City and County of San Francisco Planning Department, San Francisco Redevelopment Agency, *Mid-Market Street Redevelopment Plan EIR*, September 28, 2002.

²⁰ The distribution mains in the CCSF area are also connected to the Sunset Pressure Zones. The Sunset Reservoir, which supplies the Zone, is at an elevation of approximately 385 feet, making it inadequate to provide water service to CCSF at acceptable service pressures. Source: Kennedy/Jenks Consultants, *South Balboa Reservoir Engineering Study: Phase I Technical Memorandum*, City College of San Francisco, April 1998.

²¹ Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 18, 2003.

²² Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 19, 2003.

²³ Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 18, 2003.

Although the CCSF Main Campus has historically averaged 76,000 gallons per day (gpd) of water use, it consumed just over 116,400 gpd in 2002, making it one of the larger users in the area.²⁴ The CCSF Main Campus is metered at the following four locations:

- 798 Ocean Avenue, 50 feet east of Howth Street;
- 50 Phelan Avenue, at Cloud Circle North;
- 200 Phelan Avenue, at Cloud Circle South; and
- 299 Judson Avenue, opposite 258 Judson Avenue.

The water distribution system on the campus is maintained by CCSF facility maintenance staff after each of these water meters.²⁵

In addition to the water lines described above, there is a 36-inch transmission main, known as the Crosstown line, which runs along the southern edge of the Main Campus. This line conveys water from the Alemany Pump Station at the University Mound Reservoir to the Sunset Reservoir. The Crosstown Line is considered an emergency feed to the Sunset Reservoir and is typically not available to provide local service. Just south of the Balboa Reservoir, the line deviates from an existing pipeline easement along the south property line of the South Balboa Reservoir site. From here, the line continues to the southeast outside of the easement to Phelan Avenue by way of another SFPUC parcel currently used by MUNI and a San Francisco Fire Department fire station. From here, the line runs along the southern edge of the campus, cutting through the area of the existing practice field, and then continues parallel to I-280 towards the northeast.

C. EXISTING PLANS, POLICIES AND REGULATIONS

C1. City and County of San Francisco

Until recently, all large-size proposed projects in San Francisco subject to CEQA were required to obtain a water assessment from the SFPUC. In May 2002, the SFPUC adopted Resolution No. 02-0084, which acknowledged that the SFPUC's Urban Water Management Plan (UWMP) adequately fulfills the requirement of the water assessment as long as the project is covered by the demand projections identified in the UWMP. The SFPUC's UWMP 2000 update is based on the Association of Bay Area

²⁴ In 2002, water use on the Ocean Avenue campus totaled 56,804 units of consumption (Source: Dan Chan, City College of San Francisco, personal communication, November 12, 2003). Each unit of consumption equals 748 gallons (Source: San Francisco Public Utilities Commission, <http://sfwater.org/home.cfm>, November 12, 2003). Annual consumption was therefore 42,489,392 gallons, or slightly more than 116,409 gallons per day (gpd).

²⁵ Kennedy/Jenks Consultants, *South Balboa Reservoir Engineering Study: Phase I Technical Memorandum*, City College of San Francisco, April 1998.

Governments (ABAG) Year 2000 Projections, which include all known or expected development projects in San Francisco through 2020. By extension, projects not included in ABAG's projections would require a water assessment.

Laws and ordinances governing building structure design and equipment requirements for fire detection, restraint and extinguishments are in the California Administrative Code Title 24 and the Life Safety Provisions of the San Francisco Uniform Building Code, 1991, as amended in 1992. Enforcement of these laws and ordinances is the responsibility of the Bureau of Fire Prevention.

D. SIGNIFICANCE THRESHOLDS

For purposes of this EIR, thresholds were used from both the City and County of San Francisco Initial Study Checklist and Appendix G of the CEQA Guidelines (Environmental Checklist Form).

The environmental checklist used by the City and County of San Francisco includes the following criteria for determining whether a project could have a significant utilities or public services impact:

Could the project:

- a) Breach published national, state or local standards relating to solid waste or litter control;
- b) Extend a sewer trunk line with capacity to serve new development;
- c) Substantially increase demand for schools, recreation or other public facilities; or
- d) Require major expansion of power, water, or communication facilities.

Appendix G of the CEQA *Guidelines* (Environmental Checklist Form) lists the following items to be considered when determining whether a project could have a significant effect on the environment:

Public Services

Would the project:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response time or other performance objectives for any of the following public services:
 - Fire protection?;
 - Police protection?;
 - Schools?;

- o Parks?; or
- o Other public facilities?

Utilities and Service Systems

Would the project:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?;
- Have insufficient water supplies available to serve the project from existing entitlements and resources, or require new and expanded entitlements?;
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?;
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?; or
- Not comply with applicable federal, state, and local statutes and regulations related to solid waste?

In addition, since San Francisco is served by a combined sewage and storm water system, the following item related to hydrology and water quality in Appendix G of the CEQA *Guidelines* (Environmental Checklist Form) must be considered:

Would the project:

- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

If implementation of the project exceeds any of the standards outlined above, the project would result in a significant impact.

The Main Campus Master Plan would not contribute directly to demand for elementary or high school facilities as it would not increase the number of residents in San Francisco. Likewise, the Master Plan would not contribute directly to the demand for park or other recreation facilities. Solid waste from San Francisco is disposed of in the Altamont Landfill, which was expanded in 1997 and has adequate capacity to accept additional refuse from the project. Although the proposed project would require additional

duct banks and transformers to supply the project with adequate power,²⁶ the areas affected by these facilities are already addressed by other sections in this EIR. The communication system on the Main Campus is already being updated independent of the Master Plan, including replacement of the telephone system and the addition of a high-speed fiber optic network.²⁷ Lastly, natural gas, provided by PG&E, is adequate to meet the future needs of the campus expansion.²⁸

E. IMPACTS AND MITIGATION MEASURES

Service-1 Construction of Facilities to Maintain Adequate Fire Services

Impact

Facilities Master Plan

As mentioned earlier, water for fire protection for development on the Balboa Reservoir site would be provided from the potable water connection or would be obtained through a connection to the 20-inch auxiliary water supply system main on Ocean Avenue. For Master Plan development east of Phelan Avenue, a separate fire connection would be required for the buildings with the required backflow prevention and isolation valves. Fire hydrants would also be required, as needed, to supplement the existing hydrants in the area.

Master Plan buildout would likely affect fire and medical service due to the addition of buildings on the campus, the increase in population on the site as well as the increase in traffic in the area. Principally, the overall number of calls received would be expected to increase with Master Plan buildout. Specifically, based on department averages for calls received as a ratio of individuals per square mile, the number of calls received by the SFFD from the Main Campus would be expected to increase by approximately 25 percent.²⁹ Likewise, more traffic in the area would likely increase not only the number of calls, but also the response times in the area. Therefore, as a result, it would be reasonable to assume that there would be some increase in response time and decrease in service.³⁰

If Fire Station 10 were to operate at the same level of service with Master Plan buildout as it currently maintains, an increase in equipment and staff would be required.³¹ The SFFD has recommended the construction of a station to house an additional ambulance and, ideally, an additional engine. No specific

²⁶ City College of San Francisco, Master Plan (Draft), November 19, 2003, pg. 100-101.

²⁷ Ibid, pg. 98.

²⁸ Ibid, pg. 102.

²⁹ Chin, Paul H., Battalion Chief, San Francisco Fire Department, personal communication, December 8, 2003.

³⁰ Ibid.

³¹ Ibid.

fire station development is proposed at this time, nor has a location for a new fire station been identified. The SFFD would conduct the required environmental review for a new fire station at the time one is proposed, in accordance with CEQA. For those reasons, the Master Plan would not have a significant effect with respect to fire services when the CEQA Appendix G significance criteria are considered. However, according to the City and County of San Francisco Initial Study Checklist, substantial demand for fire services in itself could be considered a significant impact. In this context, the increase in demand caused by Master Plan buildout, and the associated need for new facilities, would be significant.

Near-Term Development

With near-term development, demand for additional fire services would be generated only by new development east of Phelan Avenue. As under Master Plan buildout, the number of calls received by the SFFD would be expected to increase according to the ratio of individuals per square mile, resulting in approximately eight percent more calls. Likewise, an increase in traffic, population and square footage would be expected to result in some increase in response time and an overall decrease in service, although not to the extent as expected for Master Plan buildout. It is unlikely that an eight percent increase in calls would require a new fire station. For that reason and the reasons cited above, near-term development would not have a significant effect with respect to fire services.

Reservoir Configuration

The configuration of the reservoir does not in itself affect the number of SFFD personnel required to serve the Main Campus effectively and adequately. Likewise, the configuration would not be expected to increase response times. At the same time, the increase in square footage and increase in student and staff from the construction of the buildings on the Reservoir would require additional services, much as indicated above for Master Plan buildout.

Mitigation

Service-1: When the population of the CCSF Main Campus generates calls for fire service in excess of the capacity of the existing fire station, CCSF shall coordinate with the SFFD to determine any appropriate “fair share” contribution toward the cost of construction of a new fire station, to be built by SFFD. Construction of a new fire station could result in significant environmental impacts, which cannot be identified at this time. (SFFD would conduct the required environmental review for a new station at the time one is proposed, in accordance with CEQA.)

Significance After Mitigation

The contribution of funding by CCSF would address the impacts of the increased demand for fire services resulting from Master Plan buildout. Construction of a new station is within the authority of the SFFD,

however, and cannot be assumed at this time. For that reason, the impact remains significant and unavoidable.

Service-2 Construction of Facilities to Maintain Adequate Police Services

Impact

Facilities Master Plan

The growth in the student, faculty and employee populations, the additional buildings and the expansion of the Main Campus west of Phelan Avenue called for by buildout of the Master Plan would require the addition of officers to the SFCCPD force to serve the CCSF campuses effectively.³² These officers would need to be phased in as buildings are completed and occupied. The Master Plan development calls for generous allocations for future support uses on campus.³³ As such, CCSF would be able to provide appropriate facilities to meet the needs of an expanded police department. These impacts have been addressed elsewhere in this EIR. Therefore, the impacts to police services would be less than significant.

Near-Term Development

The increase in square footage and increase in student and staff from the construction of the near-term projects would require additional officers and facilities, much as indicated above for Master Plan buildout. Given that the Master Plan development would provide appropriate facilities to meet the needs of an expanded police department, the impacts to police services would be less than significant.

Reservoir Configuration

The configuration of the reservoir does not in itself affect the number of officers required to serve the Main Campus effectively and adequately. The increase in square footage and increase in student and staff from the construction of the buildings on the Reservoir would require additional officers and facilities, much as indicated above for Master Plan buildout. Given that the Master Plan development would provide appropriate facilities to meet the needs of an expanded police department, the impacts to police services would be less than significant.

Mitigation

No mitigation is required.

³² Baccetti, Kenneth L., Interim Chief, San Francisco Community College District Police Department, personal communication, November 7, 2003.

³³ Maloney, Barbara, BMS Design Group, personal communication, January 23, 2004.

Significance After Mitigation

Less than significant.

Service-3 Construction or Expansion of Wastewater/Storm Drainage Facilities/ Adequacy of Storm Drainage Facilities

Impact

Facilities Master Plan

Master Plan development east of Phelan Avenue would be served by connections to one of the existing campus wastewater lines. Separate wastewater and stormwater lines would be installed and connected to the appropriate existing campus lines.

For future development on the Balboa Reservoir, the wastewater/stormwater system connection would probably be made to the 30-inch-diameter sewer in Phelan Avenue. The wastewater collection system for the Balboa Reservoir site would consist of 6-inch, 8-inch and 12-inch-diameter gravity sewer lines. For the buildings on top of the parking structure, the storm drainage collection system would consist of 12-inch- and 18-inch-diameter gravity storm drain lines. These pipelines would be located in an integrated utility corridor with other utility services for this area. The utility corridor would either suspend utility lines from the ceiling of the parking structure roof or house them in a concrete utility trench provided in the roof slab itself. Once outside the parking structure, the wastewater flows would be combined with the stormwater flows at a new manhole and routed through a combined pipeline (21-inch-diameter or larger) to a new manhole constructed over the existing system in Phelan Avenue. The final sizing of these pipelines would vary depending upon the types of buildings ultimately developed on the reservoir. The sizes given here are conservative estimates. For the parking structure itself, drainage would be conveyed to City wastewater/stormwater lines outside of the structure.

If the sewer lines from the proposed structures would be connected to the Phelan Avenue sewer, permits would have to be secured from the Department of Building Inspection, which has designated the Hydraulic Section of the SFDPW as the lead agency for approval of such permits.³⁴ These permits would require the installation of a backflow prevention device on the final gravity drainage line or on a force main line carrying flow from a sump pump if the sanitary facilities are located in sub-grade areas such as a basement. Likewise, the project would have to comply with requirements for the sewer collection system set forth in the 1982 Subdivision Regulations. CCSF would be responsible for the design of the drainage facilities within the campus boundaries and would install them as part of the project (as described in the previous paragraphs).

³⁴ Khanna, Mohinder, SFDPW, personal communication, November 21, 2003.

SFDPW has indicated that the existing wastewater/stormwater lines located around the Main campus are adequate to accommodate the additional sanitary/ dry weather stormwater flow expected from Master Plan buildout. In addition, as mentioned above, sustainable design would guide campus development and planning of the infrastructure system at CCSF. As a result, development on the CCSF Main Campus includes elements designed to reduce wastewater generation. Specifically, as outlined above, new construction would include innovative wastewater technologies to reduce generation of wastewater, and overall water use reduction, to reduce the burden on the municipal wastewater system. Given the factors discussed above, the project impacts on wastewater service relating to dry weather wastewater/stormwater flows would be less than significant.

It should be noted that the wastewater/stormwater lines in the area are, and would continue to be, undersized to handle the wet weather flow generated by a 5-year storm event. The additional wastewater generated by the project would aggravate this condition. As mentioned earlier, although the City is in the process of reviewing its *1973 Wastewater Master Plan*, which would include upgrading the City's hydraulically and structurally inadequate sewers, San Francisco does not have sufficient funds to upgrade the sewer system. Therefore, since Master Plan development would contribute wastewater to a wastewater/stormwater system inadequately designed to withstand a 5-year design storm, the impact to the existing stormwater drainage system would be significant.

Near-Term Development

For the near-term development, only those connections indicated above for structures east of Phelan Avenue would be required. Namely, near-term development would be served by connections to one of the existing campus wastewater lines. Separate wastewater and stormwater lines would be installed and connected to the appropriate existing campus lines. As indicated above, the existing sewer lines located around the Main campus are adequate to accommodate the additional sanitary flow. At the same time, the lines are undersized for wet weather flow conditions and near-term development would contribute wastewater flow to the lines. Therefore, the impacts from near-term development to the existing wastewater/stormwater drainage system would be significant.

Reservoir Configuration

The configuration of Balboa Reservoir would not be expected to change the wastewater and stormwater system connections, the wastewater collection system or any of the drainage system of the parking structure. As above, given the project's contribution to a sewer system undersized for wet weather flows, the impacts to the wastewater system would be significant.

Mitigation

The needed mitigation for the impact (upgrading of the undersized sewers around the Main Campus) is the responsibility of the SFDPW; as noted above, SFDPW does not currently have adequate funds to upgrade the system. Therefore, the mitigation is under the jurisdiction of another agency.

Significance After Mitigation

The mitigation required to reduce this impact to an insignificant level is under the jurisdiction of another agency and not likely to be implemented in the near future. For that reason, the impact remains significant and unavoidable.

Service-4 Adequacy of Wastewater Treatment Capacity

Impact

Facilities Master Plan

As mentioned earlier, the CCSF wastewater collection system is part of San Francisco's Westside Core collection system, which includes the Westside Pump Station and the Oceanside Water Pollution Control Plant. SFDPW has indicated that these wastewater treatment and pumping facilities are of adequate capacity to handle any additional flow from the campus area. Therefore, impacts to wastewater treatment capacity would be less than significant.

Near-Term Development

As described above, the wastewater treatment and pumping facilities are of adequate capacity to handle any additional flow from the campus area. Therefore, impacts to wastewater treatment capacity would be less than significant.

Reservoir Configuration

The configuration of the Balboa Reservoir would not significantly affect the generation of wastewater. Therefore, given that the wastewater treatment and pumping facilities are of adequate capacity to handle any additional flow from the campus area, the impacts to wastewater treatment capacity would be less than significant.

Mitigation

No mitigation required.

Significance After Mitigation

Less than significant.

Service-5 Construction or Expansion of Water Facilities

Impact

Facilities Master Plan

The probable water service for development on the Balboa Reservoir site would be from the 8-inch or 12-inch distribution mains in Phelan Avenue, although it may also be possible to connect into the 12-inch distribution main on Ocean Avenue. Water for fire protection would be provided from the potable water connection or would be obtained through a connection to the 20-inch auxiliary water supply system main in Ocean Avenue.

Master Plan development east of Phelan Avenue would be served via a connection to one of the existing campus water mains. Separate domestic and fire connections would be required for the buildings with the required backflow prevention and isolation valves. Fire hydrants would also be required, as needed, to supplement the existing hydrants in the area.

A segment of the 36-inch Crosstown Line that runs along the southern edge of the campus currently crosses the Community Health & Wellness Center site. As part of the project, this segment of the line would be relocated by the SFPUC. CCSF and SFPUC are currently working on an acceptable routing, which may include relocation of the segment to an alignment along the northern edge of Ocean Avenue. SFPUC has indicated that relocation of this line would not cause significant disruption to service in the area and that there are no issues of concern related to the relocation of the line.³⁵

Future water demands at the Main Campus at Master Plan buildout were estimated in two ways. First, water use was assumed to increase in step with the growth of the student, faculty and employee populations. Based on this method, by 2015, water usage would be expected to increase by about 36.6 percent to 159,015 gpd.³⁶ Second, water use was estimated to increase in step with the increase in the square footage on the campus. In this case, water use would be expected to increase by about 57.2 percent in 2015 to 182,879 gpd.³⁷ These estimates for future water demand in 2015 were used to run the SFPUC hydraulic model.³⁸ According to the City Distribution Staff of the SFPUC, these runs indicated no significant impact on the water supply in the vicinity of CCSF.

³⁵ Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 19, 2003.

³⁶ This percentage is based on an increase from the current 38,900 students, faculty and employees to 53,100 in 2015.

³⁷ This percentage is based on an increase in gross square footage from the current 943,560 gross square feet (gsf) to 1,483,320 gsf in 2015.

³⁸ Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 18 and 19, 2003.

Near-Term Development

Future water demands at the Main Campus in 2006 were estimated in the two ways described above. Considering the growth of the student, faculty and employee populations, water usage would be expected to increase by about 11.1 percent to 129,330 gpd.³⁹ Considering the increase in square footage on the campus, water use would be expected to increase by about 34 percent to 155,872 gpd.⁴⁰ As described above, these estimates for future water demand in 2006 were used to run the SFPUC hydraulic model. According to the City Distribution Staff of the SFPUC, these runs indicated no significant impact on the water supply in the vicinity of CCSF.

In addition, construction of the near-term projects, and the Community Health & Wellness Center in particular, would require the relocation of a segment of the 36-inch Crosstown Line. As indicated above, no significant impacts would be associated with the relocation of this line.

Reservoir Configuration

If the MOU between CCSF and SFPUC were not approved and the Balboa Reservoir was not reconfigured, Master Plan development would occur within the southern reservoir only. The reconfiguration would not be expected to change the total water demands of the CCSF campus at full buildout. Therefore, as with full Master Plan buildout, no significant impacts related to water service would occur.

Mitigation

As mentioned above, the project would not have a significant impact on water supply. In addition, sustainable design would guide campus development and planning of the infrastructure system at CCSF, including the use of recycled water for landscape irrigation and other non-potable campus water uses. The Master Plan calls for minimizing water use for landscaping on campus by using drought-tolerant materials and alternative groundcover treatments. CCSF is also interested in utilizing the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED™) green building rating system as a way to prioritize the sustainable building planning and design strategies for the campus.⁴¹ The two LEED Programs relevant to the CCSF Master Plan are one designed for new construction and major renovation and the other for existing buildings. Elements of the program for new construction related to water use include:

³⁹ This percentage is based on an increase from the current 38,900 students, faculty and employees to 43,200 in 2006.

⁴⁰ This percentage is based on an increase in gross square footage from the current 943,560 gross square feet (gsf) to 1,264,820 gsf in 2006.

⁴¹ LEED™ is a self-assessing system that evaluates environmental performance from a "whole building" perspective over a building's life cycle. It is based on accepted energy and environmental principles and strikes a balance between known effective practices and emerging concepts.

- Water efficient landscaping - limit or eliminate the use of potable water for landscape irrigation;
- Innovative wastewater technologies - reduce generation of wastewater and potable water demand, while increasing local aquifer recharge; and
- Water use reduction - maximize water efficiency within buildings to reduce the burden on municipal water supply and wastewater systems.

The LEED Rating System for Existing Buildings includes a commitment to water efficiency and system upgrades to meet green building water performance standards.

Significance After Mitigation

Less than significant.

Service-6 Adequacy of Water Entitlements

Impact

Facilities Master Plan

As described earlier, the CCSF Master Plan would be exempt from the need to obtain a water assessment from the SFPUC if this Plan had been included in the ABAG Year 2000 Projections for San Francisco. Despite consultation with ABAG, inclusion of the Master Plan in these projections could not be confirmed.⁴² As a result, the SFPUC conducted a water assessment for the proposed project. Specifically, the modeling exercise undertaken by SFPUC to determine the project's impact to water supply (described above) is considered by SFPUC to be a water assessment.⁴³ This water assessment indicates that CCSF's water entitlement is adequate and that the project impact would be less than significant.

Near-Term Development

Given that the water assessment for full buildout indicates that CCSF's water entitlement is adequate and that the project impact would be less than significant, the same would be expected for the near-term development.

Reservoir Configuration

The configuration of Balboa Reservoir would not be expected to change the total water demands on the CCSF campus. Therefore, as detailed above, the water assessment indicates that CCSF's water entitlement is adequate and that the project impact would be less than significant.

⁴² Wong, Hing, Association of Bay Area Governments, personal communication, October 23, 2003.

⁴³ Roy, Kathy, San Francisco Public Utilities Commission, personal communication, November 19, 2003.

Mitigation

No mitigation is required.

Significance After Mitigation

Less than significant.

Service-7 Impacts of Citywide Master Plan Development

Impact

As stated in the Project Description, changes at most of the other CCSF campuses would be minor, such as the remodeling of existing space. The impacts to public services and utilities associated with the Mission and Chinatown/North Beach campuses have already been analyzed in certified EIRs (see **Section 3.0, Project Description**, for full citations of these documents). That analysis has been incorporated into this EIR by reference. Specifically, both the Initial Study for the Chinatown/North Beach campus (incorporated into the 1998 EIR as an Appendix) and the Initial Study for the Mission Campus (incorporated into the 1998 EIR as an Appendix) concluded that consolidation of facilities would not affect the need for fire or police services or require the construction of new facilities. Therefore, there would be no significant impacts to police or fire services. In addition, the Mission Campus Initial Study found that the proposed project would not create sufficient demand to require the construction of a park or any other public facilities. Both Initial Studies also concluded that, given the densely built-up nature of the site and the fact that there would be no change in demand for water and wastewater with the project, impacts to utilities and service systems would be less than significant.

Given that the Citywide Master Plan development would provide appropriate facilities to meet the needs of an expanded police department, the impacts to police services would be less than significant. Although the proposed Main Campus Master Plan would increase demand for water and wastewater services, the current systems are adequate to accommodate the increased demand. At the same time, as noted above, the project would have a significant impact on the wastewater system in the area given the fact that the current sewer system around the campus is undersized for wet weather flows. Although the Main Campus Master Plan would result in increased demand for fire services and additional wastewater flows to the collection system, these impacts would be localized to the area of the Main Campus and would not combine with the impacts from the other campuses.

Mitigation

No mitigation is required.

Significance After Mitigation

Less-than-significant.

Service-8 Cumulative Impacts

Impact

Police enforcement is provided on all CCSF campuses by SFCCPD and not the San Francisco Police Department (SFPD), which serves the surrounding area. Therefore, given these separate sources of police service, the Master Plan would not make a considerable contribution to cumulative impacts on police service.

As stated in **Section 4.1, Land Use and Planning**, there are no major projects within the vicinity of the Main Campus; the closest developments are a 9-unit apartment complex under construction on Ocean Avenue several blocks west of the campus and a relocated library planned for construction south of the west end of the Balboa Reservoir. Existing development in the Main Campus area and the apartment complex would contribute to cumulative demand for fire service, water supply and distribution, and wastewater collection and treatment. The current water supply, water delivery, and wastewater treatment systems would be adequate to address the increased demand (the apartment complex would be within the ABAG projections used for water service planning, and the library's demands for services would be shifted from one location on Ocean Avenue to the new location several blocks away). The cumulative impact to fire services would be significant for the reasons identified with respect to the project-specific impact. The cumulative impact to the wastewater/stormwater lines in the area of the Main Campus would be significant. The library would not contribute to the cumulative impacts because its public service/utility demands would just be shifted from its current location several blocks away.

The Draft *Balboa Park Station Area Plan* includes a recommended development program for the Phelan Loop Area. The program would include the extension of Harold, Lee, and Brighton Avenues across Ocean Avenue; relocation of the MUNI layover facility; several public open spaces; mixed-use development of up to five stories; and possible redevelopment of the fire station/bookstore parcel near the corner of Phelan and Ocean Avenues. The *Station Area Plan* is still in draft form and the anticipated date of approval is unknown; no specific projects within the Phelan Loop have been formally initiated. From a general standpoint and for informational purposes, the potential mixed-use development would likely have substantial impacts on fire service, water supply and distribution, and wastewater collection and treatment. These impacts would be analyzed in detail, and mitigation identified to the extent feasible, in the environmental review for the *Station Area Plan*.

Mitigation

See Mitigation Measure **Service-1** for the impact to fire services. The needed mitigation for the impact to the wastewater/stormwater system (upgrading of the undersized sewers around the Main Campus) is the responsibility of the SFDPW; as noted above, SFDPW does not currently have adequate funds to upgrade the system. Therefore, the mitigation is under the jurisdiction of another agency.

Significance After Mitigation

The appropriate contribution of funding by CCSF would address the impacts of the increased demand for fire services resulting from Master Plan buildout. Construction of a new station is within the authority of the SFFD, however, and cannot be assumed at this time. For that reason, the impact remains significant and unavoidable.

The mitigation required to reduce the impact to the wastewater/stormwater system to an insignificant level is under the jurisdiction of another agency and not likely to be implemented in the near future. For that reason, the impact to the wastewater/stormwater system remains significant and unavoidable.

F. CONCLUSION

Project-specific and cumulative impacts to fire services and the wastewater/stormwater lines in the vicinity of the Main Campus would remain significant because the mitigation measures for these impacts are within the jurisdiction of other agencies.

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