4.15 UTILITIES AND SERVICES

This section describes the existing utilities and services on-site and in the project area, potential environmental impacts, recommended mitigation measures which help reduce or avoid identified utilities and services impacts, and the level of significance of adverse impacts after mitigation. Utilities and services discussed in this section consist of the following: wastewater, water, solid waste, electricity, natural gas, telephone, cable television (TV), and internet. Information presented in this section derives from the technical reports for *East Area 1 Domestic Water, Sanitary Sewer and Recycled Water* (see Appendices N, O and P, respectively of this EIR), *Water Supply Assessment and Verification Report for the East Area 1 Specific Plan* (see Appendix Q of this EIR), the City of Santa Paula's *General Plan* (April 13, 1998), the *City of Santa Paula General Plan EIR* (February 1998), the City of Santa Paula's *Water Supply Assessment & Verification for the East Area 1 Specific Plan Project* (2005), and the proposed *East Area 1 Specific Plan* (November 2007).

4.15.1 EXISTING CONDITIONS

4.15.1.1 Wastewater

The City of Santa Paula (City) Public Works, Water Division, provides wastewater services to the City.

Conveyance & Treatment Capacity

Within the City, wastewater flows are conveyed by gravity through the existing pipe network. Two City-owned and operated sewer lift stations (Harding Park and Lemonwood pump stations) are also utilized to convey these flows in areas where gravity flow is inadequate. These flows are eventually treated at the existing Wastewater Treatment Plant (WTP) located in the southwest corner of the City[1].

The design capacity of the WTP is 2.55 million gallons per day (MGD) average day dry weather flow (ADDWF). The WTP currently operates at 2.2 MGD per day. The WTP was built in 1938 and employs trickling filter technology. Despite upgrades, this facility and its infrastructure have reached the ends of their useful lives. The City is currently designing and will construct a new state-of-the-art Water Recycling Facility (WRF) in 2010. The new WRF will be designed to accommodate an ADDWF of 4.2 MGD. In addition, the WRF will be capable of producing California Code of Regulations (CCR) Title 22 unrestricted water reuse for agricultural and municipal needs.

The project site is not connected to the City's wastewater treatment system. There are a total of nine (9) single-family residences and a packinghouse located on-site. These residences and the packinghouse utilize septic systems to store wastewater which is periodically disposed of via private sewage services. However, an 8-inch sewer line is located near Hallock Drive and Telegraph Road[2]

There are a total of three land uses contained within the City which are defined as industrial polluters and whose waste streams feed directly into the City's wastewater conveyance and treatment system. These businesses are regulated by the City's Industrial Waste Discharge Permit Program, are required to obtain a Waster Discharge Permit from the City and ensure that compliance with the permit is maintained at all times.[3] This program allows the City to regulate and monitor discharges into its waste stream to ensure

[1] City of Santa Paula Wastewater System Master Plan, September 26, 2005.
[2] East Area 1 Sanitary Sewer Technical Report, April 2007.
[3] Source: Personal communication with Jon Turner, Deputy Director, Public Works Department, City of Santa Paula, September 13, 2007 and City of Santa Paula Municipal Code, Title V: Public Works, Chapter 51 (Sewer System and Wastewater Disposal), Part 5 (Industrial Wastewater Discharge Permit System).

that it can properly treat these constituents and ensure compliance with its current National Pollutant Discharge Elimination System (NPDES) and Waste Discharge Requirements (WDRs) for the WTP.

System Deficiencies & Planned Upgrades

The City of Santa Paula commissioned a sewer study for the purpose of reviewing the City's entire sewer system. This study, "Wastewater System Master Plan" which was completed in September 2005, identified the proposed East Area 1 property as a future expansion area where anticipated flows from the property and other notable projects in the area would be greatly increased. In addition, the Wastewater System Master Plan also identified the 24-inch trunk-line main collector in Harvard Boulevard as being in poor condition and currently over capacity[4]. In order to address this deficiency in wastewater service, the City proposes an updated sewer system with ten additional lines (Lines A through J) as well as the construction of an updated sewer lift station near the intersection of Hallock Drive and Telegraph Road.

4.15.1.2 Domestic Water

The City of Santa Paula Public Works, Water Division, supplies water to the City.

Water Supply & Treatment

Municipal water supplies are derived from groundwater contained within the Santa Paula Groundwater Basin which is recharged by Santa Clara River, Santa Paula Creek, and other local streams. The groundwater is pumped from City-operated water wells. A total of five (5) active wells located throughout the City (Wells 1-B, 11, 12, 13, and 14)[5] are utilized and which can produce up to 10.6 million gallons per day[6]. The City currently has access to 5,412 acre-feet per year (AFY) [7] from the Santa Paula Groundwater Basin. Additional City municipal water supplies include a wheeling agreement with Farmers Irrigation Company to purchase 500 AFY from Santa Paula Creek. Therefore, the City's combined water supply is 5,912 AFY. These water supplies are treated prior to distribution via the City's water conditioning facilities (Well 12 Water Conditioning Facility and the Steckel Water Conditioning Facility).

Potable water supplies within the project site are derived from three on-site wells located within the south central portion of the project site. These wells draw from the Santa Paula and Fillmore Groundwater Basins, respectively and supply the domestic and agricultural needs of the project site. Currently, a total of 405 acres are under agricultural production with the remainder comprised of non-irrigated open space and urban uses (associated with ranch operations). The property owners have a combined on-site groundwater allocation of 1,283.1 AFY from the Santa Paula Groundwater Basin and a total of 329 AFY from the Fillmore Groundwater Basin. Therefore, the combined groundwater sources available on-site from these basins is 1,612.1 AFY. On-site water supplies are not treated.

[4] East Area 1 Sanitary Sewer Technical Report, April 2007.
[5] Urban Water Management Plan 2005 Update, June 2006.
[6] City of Santa Paula. Annual Water Quality Report. 2006.
[7] An acre foot is a unit of volume used in reference to water resources. It is specifically the amount of water required to cover one acre of ground (43,560 square feet) to a depth of one foot.

Water Supply Consumption

Over the last seven years the City has had an average annual water demand of 5,102 AFY, resulting in a net surplus of 810 acre-feet[8].

Over the last five years (2000 through 2005), the average annual groundwater consumption for the project site has been 816.3 acre feet per year (AFY).

Water Conveyance Facilities

The City's domestic water supply is conveyed via gravity throughout its distribution network system. The City does not currently deliver domestic water supplies to the project site (although the western portion of the site is located within its water service boundary). The closest domestic water system to the project site includes a six-inch cast iron pipe, a 12-inch asbestos cement pipe and a 10-inch polyvinyl chloride (PVC) pipe located in Telegraph Road near the intersection with Hallock Drive.

Within the project site, domestic water conveyance is limited to small diameter pipes which serve the packinghouse and residences located along Padre Lane.

Water Supply Availability and Reliability

The City is required under California Water Code (Sections 10610 to 10656) to assess citywide water supply and demand over the next 20 years in 5-year increments in its Urban Water Management Plan (UWMP). The City completed its most recent update in 2005. The 2005 update accomplishes water planning, including recycled water, over a 20-year period in 5-year increments; identifies and quantifies adequate water supplies for existing and future water demands in normal, dry, and multiple dry years; identifies actions to prepare for and implement during a catastrophic interruption of water supplies; and implements conservation and efficient use of urban water supplies. The UWMP determined that the City's current water supplies are sufficient to meet proposed General Plan development levels to 2020.

Water Supply Assessment and Verification Studies

The California Water Code, Section 10912 requires that a detailed report regarding water availability and planning for additional water supplies be included for the following types of projects:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling unit project.

[8] Urban Water Management Plan 2005 Update, June 2006.

In addition, Government Code Section 66473.7 requires that adequate water supplies be demonstrated as available for the following:

- A proposed residential development of more than 500 dwelling units, if the public water supplier (PWS) has more than 5,000 service connections.
- Any proposed development that increases connections by 10% or more, if the PWS has fewer than 5,000 connections.

Water In-Lieu Fee Ordinance

In accordance with City of Santa Paula Municipal Code ("SPMC") Section 52.021 (Water Resource In-Lieu Fee Ordinance No. 1058*)*, landowners or developers are required to transfer their groundwater rights to the City as a condition of project approval. The intent of the Ordinance is to ensure that new urban land users provide sufficient water resources for their needs without taxing existing users. If the associated water rights are not sufficient to serve the proposed development's anticipated water use (as determined by the City), or if the water rights are held by another entity who cannot or will not dedicate those rights to the City, the developer must purchase additional water rights and dedicate them to the City or pay a water resource in-lieu fee to the City. This ordinance applies to water rights within City limits as well as parcels outside City limits who must receive service from the City Water Enterprise.

Fire Flow Requirements

The project site currently has small-diameter pipes which are incapable of providing adequate fire suppression flows for land uses planned under the proposed project. The closest fire hydrant is located at Telegraph Road and Hallock Drive.[9]

4.15.1.3 Recycled Water

Water Supply

Recycled water supplies are currently limited and not widely available within the City. At present, only recycled water produced by the WTP is available and is utilized on-site for landscaping purposes. However, the City is currently planning and will construct a state-of-the-art WRF shortly which will be capable of producing 4.2 MGD of CCR Title 22 unrestricted reuse water for municipal and agricultural purposes.

Water Supply Consumption

As noted above, the WTP currently produces nominal amounts of recycled water which is used exclusively on-site within this facility.

Water Supply Conveyance Facilities

With the exception of the WTP site, there is no recycled water conveyance facilities in-place within the City of Santa Paula.

[9] City of Santa Paula Public Works Department. Personal communication with Jon Turner, September 4, 2007.

4.15.1.4 Solid Waste

There are five disposal facilities[10] used by the City of Santa Paula: (1) Toland Road Sanitary Landfill; (2) Simi Valley Landfill – Recycling Center; (3) Chiquita Canyon Sanitary Landfill; (4) Bakersfield Metropolitan (Bena) Sanitary Landfill; and (5) Waste Management of Lancaster Landfill and Recycling Center. Table 4.15-1 identifies the location, permitted maximum disposal and closure dates of these landfills that would potentially serve the proposed project.

TABLE 4.15-1
POTENTIAL LANDFILLS USED BY THE PROPOSED SPECIFIC PLAN

LANDFILL NAME	LOCATION	PERMITTED MAXIMUM DISPOSAL, TONS PER DAY (TPD)	ANTICIPATED CLOSURE DATE
Bakersfield S.L.F. (Bena)	2951 Neumarkel Road, Bakersfield	4,500	12/31/2008
Chiquita Canyon Sanitary Landfill	29201 Henry Mayo Drive, Valencia	6,000	11/24/2019
Simi Valley Landfill – Recycling Center	2801 Madera Road, Simi Valley	3,000	12/01/2033
Toland Road Sanitary Landfill	3500 N. Toland Road, Santa Paula	1,500	05/31/2027
Waste Management of Lancaster S.L.F.	600 East Avenue F, Lancaster	1,700	08/02/2012

Integrated Waste Management Board. "Jurisdiction Profile for the City of Santa Paula." 2007. http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=475&JUR=Santa+Paula

The City of Santa Paula is primarily serviced by the Ventura Regional Sanitation District (VRSD) via the Toland Road Sanitary Landfill[11]. The landfill has a permitted capacity of 30 million cubic yards of solid waste, and currently accepts approximately 1,500 tons per day (1,500 is maximum). At the current rate, it is estimated that the facility will be at capacity and will close in May of 2027[12].

Residential solid waste pick-up and disposal is provided by the. The City also has a curbside recycling program which provides the pickup of paper, cardboard, and yard trimmings. In addition, a city-sponsored community drop-off allows for residents to dispose of large items, hazardous waste, motor oil and filters.

Consolidated Disposal Services L.L.C. ("Consolidated"), located at 12949 Telegraph Road, Santa Fe Springs, CA, provides full time curb service collection as well as a variety of temporary services to the City of Santa Paula via the Chiquita Canyon Sanitary Land Fill[13]. The solid waste and recycling company manages over 350 trucks and 800 employees. Locally, Consolidated provides waste collection, yard waste, recycling and disposal services to approximately 40,000 commercial businesses.

E.J. Harrison & Sons, located at P.O. Box 4009, Ventura, CA, provides commercial collection to the City of Santa Paula. The company provides service to commercial and industrial services. All customers are

[10] California Integrated Waste Management Board. Jurisdiction Profile for the City of Santa Paula. 2006. http://www.ciwmb.ca.gov/Profiles/
[11] Ventura Regional Sanitation District. 2007. http://www.vrsd.com/solid_waste.htm
[12] California Integrated Waste Management Board. Jurisdiction Profile for the City of Santa Paula. 2006. http://www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile1.asp?COID=56&FACID=56-AA-0005
[13] Consolidated Disposal Services L.L.C. 2007. http://www.consolidateddisposalservice.com/

provided the opportunity to recycle over 17 different materials including newsprint, glass, cardboard, plastic and paper products. The recyclables are taken to Gold Coast Recycling and Transfer Station where they are sorted, baled and sold for reuse[14].

The City of Santa Paula had a diversion rate of 36% in 2004[15], the most recent diversion rate available to date. The diversion rate is the percentage of solid waste diverted away from landfills and into recycling, composting and transformation programs.

4.15.1.5 Electricity

Southern California Edison (SCE) provides electrical power to the City of Santa Paula. SCE currently provides electricity to on-site facilities which support farming activities. These farming activities include roads, equipment and chemical storage areas, barn, pump house, packing house, and housing for farm works and ranch foreman. Many of these facilities are located within the ranch complex area located within the south-central portion of the property.

4.15.1.6 Natural Gas

The Southern California Gas Company ("The Gas Company") provides natural gas service to the City of Santa Paula through major distribution lines (6" to 12"). The Gas Company serves much of Southern California with a network of transmission and distribution lines.

4.15.1.7 Other Utilities

Time Warner Cable (Adelphia) provides both cable television and high-speed internet services to the project site. Verizon provides telephone service and maintenance and also Fiber Optic Service (FiOS) or DSL internet service to the project site. Currently, there are existing facilities at the project site – for cable, there is a main line that runs along Telegraph Road and State Route 126. In addition, there is a telephone line located in the center of the site, running north, parallel to Padre Lane[16].

4.15.2 THRESHOLDS OF SIGNIFICANCE

Based upon the thresholds contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on the environment if it would:

- 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 sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlement is needed

[14] E.J. Harrison and Sons. 2007. http://www.ejharrison.com/
[15] Stephens, Larry. California Integrated Waste Management Board. Jurisdiction Diversion Rate Summary (Results): Santa Paula. 2007. http://www.ciwmb.ca.gov/lgtools/mars/drmcmain.asp?ju=475&VW=In
[16] Source: Telecommunication with Ken Lewis, Verizon. January 9, 2007.

- 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
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs
- Not comply with federal, State, and local statutes and regulations related to solid waste

4.15.3 METHODOLOGY RELATED TO UTILITIES AND SERVICES

The potential impacts of the proposed project on utilities and service systems were evaluated based on written and verbal correspondence with public providers that provide service to the project site. Project related impacts to utilities and service systems were determined in conjunction with the thresholds of significance identified above.

4.15.4 POTENTIAL IMPACTS

4.15.4.1 Impacts Related to Wastewater

Conveyance

The Specific Plan requires construction of an on-site sanitary sewer backbone and internal facilities system**.** Figure 3-9 (Wastewater Conveyance Schematic Layout) (see Section 3.0 (Project Description) of this EIR) contains the proposed layout of the sanitary sewer system. As noted in Figure 3-9, a series of pipes ranging in diameter from eight to 15-inches would serve the project site. All on-site flows would be conveyed via gravity.

The City's "Wastewater System Master Plan" identified several off-site mainline capacity deficiencies that would need to be addressed prior to implementation of the proposed project. The main collector at Harvard Boulevard has been identified as in poor condition and certain segments are currently operating above capacity. The addition of the proposed project would create severe capacity problems from Teague Park easterly to 12th Street. This reach has been identified as a major capital project for the City with topmost priority. Additionally, this reach, along with the proposed northeasterly extension in Harvard Boulevard and easterly in Telegraph Road, has been identified as the source for future sewering of the property.

In order for the sewer system to connect to the City's Harvard/Telegraph trunk line, the system would need to cross the existing Santa Paula Creek with a force main. The force main would extend from the western side of the Santa Paula Creek/Telegraph Road crossing to the point of connection (POC) at Hallock Drive and Telegraph Road. A new sewer lift station would need to be constructed near this intersection to service the proposed project.

In the absence of the provision of these off-site conveyance facilities, implementation of the proposed project would result in an adverse and significant impact related to wastewater conveyance capacity.

Treatment Capacity

The proposed project would generate an average flow of 0.435 MGD with an anticipated peak flow of 1.08 MGD. These additional wastewater flows would increase the average and peak flow rates of the existing WTP to 2.63 MGD and 3.63 MGD, respectively. In the absence of planned WTP capacity and treatment upgrades, these flows would encroach upon the City's required 20 percent safeguard, mandated

by the Regional Water Quality Control Board – Los Angeles. In addition, these flows would exceed the design capacity of the existing WTP (i.e., 2.55 MGD ADDWF).

It should be noted however, that these total flows (i.e., average and peak) represent build out of the proposed project. As discussed in Section 3.0 (Project Description) of this EIR the proposed project would be constructed in four (4) phases over a ten year period (beginning in 2010 and terminating in 2020) and as such, would gradually and incrementally increase wastewater flows required to be treated by the existing WTP. Moreover, the City is currently planning to construct a new state-of-the-art WRF capable of treating 4.7 MGD. Construction of the WRF is scheduled to begin in 2008 and completed by 2010. Therefore, the City's planned WRF would be capable of treating both the incremental and build out wastewater flows generated by the proposed project and as such, impacts would be less than significant.

As noted previously, the City will construct and operate a new state-of-the-art WRF by 2010. This facility and its associated environmental impacts were evaluated in detail through the preparation of an Environmental Impact Report.[17] The proposed project is one of six (6) Expansion Areas contemplated within the City's General Plan and which were evaluated and analyzed in detail in determining the capacity and treatment needs of the future WRF. With the exception of wastewater treatment conveyance facilities addressed previously, the proposed project in and of itself does not require nor will it result in the construction of new wastewater treatment facilities or expansion of exiting facilities. Therefore, implementation of the proposed project would result in less than significant impacts related to the need to construct or expand wastewater treatment facilities.

The Specific Plan proposes the development of land uses which will be connected to the City wastewater conveyance and treatment system. Some of these land uses (e.g., commercial, light industrial, etc.) may generate wastewater which requires permitting under the City's Industrial Waste Discharge Permit Program. This existing program would allow the City to regulate and monitor these new waste streams and to ensure that it can properly treat the constituents generated by these land uses in compliance with its future WDR[18] requirements for the proposed WRF. Therefore, implementation of the proposed project would not exceed wastewater treatment requirements of the RWQCB – Los Angeles.

4.15.4.2 Impacts Related to Water

Water Supply & Treatment

As noted previously, the proposed project has a combined total of 1,612.1 AFY of groundwater supplies available. These supplies would be derived via five new wells (two standby wells). Water supplied from these wells would be treated at the City's existing Steckel Conditioning Facility and distributed via the City existing distribution system and the project site.

Water Supply Consumption

The annual average water demand for the proposed East Area 1 Specific Plan is between approximately 1,174.4 AFY and 1,359.2 AFY.[19] Of this total, between 866.0 AFY and 1,050.5 AFY is

[17] City of Santa Paula Water Recycling Facility Final Environmental Impact Report, April 2005

[18] Note: The City of Santa Paula will not seek an NPDES permit for the new WRF since all treated effluent would be percolated on-site within percolation ponds. Source: City of Santa Paula Water Recycling Facility Final Environmental Impact Report, Section 4.0 (Project Description) April 2005.

[19] The demand estimates uses a range for domestic demand of 132 gallons per day person and 163 gallons per day per person.

potable water demand and 308.7 AFY is non-potable water demand for irrigation of parks, athletic fields, and agricultural preserve.[20]

Water Conveyance Facilities

Implementation of the proposed project would require the construction of water conveyance system and the connection with the City's existing water supply lines (see Section 3.0 (Project Description), Figure 3-7: Domestic Water Schematic Layout of this EIR). The proposed project includes the construction of a domestic water backbone and internal facilities system, water wells and domestic water tank(s). Two (2) domestic water supply scenarios are contemplated under the proposed project and include:

Scenario 1

Project Backbone Facilities - A looped system in the major north-south road (Hallock Drive) and the major east-west road (Central Boulevard) would serve as the internal backbone domestic water system. These domestic water lines would be 10" and 12" diameter facilities. Additionally, a ring around the outside of the project's five main phases would complete this project backbone looped system. These domestic water lines are 10-inch and 12-inch diameter facilities as well. Since the phasing of the proposed project would be dependent upon market conditions and other factors, the backbone system has been designed to allow maximum flexibility. It should be noted that the backbone system rings all Phases of the proposed project, thus allowing development to occur independent of the system as a whole.

Project Internal Facilities - Within each of the Specific Plan Phases are several other domestic water lines. Typically, these will be the lines that individual customers will hook up to. The majority of these internal facilities are eight-inch diameter pipes. A few reaches of internal facilities at the northern end of in the northeast district have been upsized to 12-inch.

Wells - A total of five (5) new wells (three duty and two standby) are proposed and their locations can be seen in Figure 3-7 (see Section 3.0 of this EIR). Water supplied from these wells would be treated at the City's existing Steckel Conditioning Facility and distributed via the City existing distribution system and the East Area 1 project site.

Water Tanks - A new domestic water tank is proposed to service the project site. The domestic water tank would be capable of holding three million gallons and would be located at an elevation of 555 feet above mean sea level. In order to provide system redundancy necessary in the event of an emergency and/or necessary repairs, a secondary tank capable of holding two million gallons would be required and will be located at an elevation of 400 feet above mean sea level.

Scenario 2

Scenario 2 is similar to Scenario 1 with the following exceptions:

Project Backbone Facilities –Pressure reducing valves would be implemented creating two zones. Zone 1 would be comprised of the higher elevation located at the northeast portion of the project site, while the remainder of the site would form Zone 2. Both Zone 1 and 2 would be constructed within the City's existing water supply zones, respectively.

[20] Note: Information derived from the *Draft Water Supply Assessment & Verification for the East Area 1 Specific Plan Project*, November 2007, Tables 8 and 9.

Project Internal Facilities – No changes proposed.

Wells - No changes proposed.

Water Tanks – These tanks would be comprised of one tank capable of holding two million gallons and one tank capable of holding three million gallons. The two tanks would be constructed at elevations of 488 and 658 feet above mean sea level.

Water Supply Availability and Reliability

Normal, Single Dry and Multiple Dry Year Water Supply

Currently, the entire potable water supply for the City is obtained by pumping from the Santa Paula Basin. The City has obtained additional groundwater pumping rights through a wheeling agreement with the Canyon Irrigation Company. Potential future water supplies include transfers of Santa Paula and Fillmore Basin groundwater rights to the City as new development occurs, City acquisition of potentially available groundwater allocations, State Project Water, and recycled water.

Both of the potential sources of groundwater for the East Area 1 Specific Plan (the Santa Paula and Fillmore Basin) include substantial reserves of groundwater in storage. Thus, so long as groundwater production does not exceed the long-term supply of recharge to the respective basins, these basins will remain a reliable source of water for the City and all of its demands, including the project, during normal, single dry, and multiple dry years.

Recycled water production will not be affected by single dry or multiple dry water years. Recycled water supply is directly related to wastewater generation, which is generally associated with indoor potable water use. Currently, there are no restrictions within the City regarding the use of potable water during dry periods. Additionally, the currently proposed uses of recycled water are restricted to non-potable irrigation uses that, if reduced during dry periods, would have little or no impact on the community. Therefore, it is not anticipated that the recycled water supply will be reduced during dry periods.

State Project Water dry year restrictions are not known due to the lack of specificity regarding how the water will be delivered. For the purposes of this analysis, it is assumed that State Project Water will be subject to dry year reductions similar to those reported in the State of California Department of Water Resources 2002 Delivery Reliability Report. A single dry year supply may be reduced by 80 percent and multiple dry years by 60 percent of the normal supply amount.

Water supply scenarios are outlined for current and buildout conditions in Tables 4.15-2, 4.15-3 and 4.15-4 in order to illustrate potential impacts to the City's sources of water supply during normal, single dry, and multiple dry years.

TABLE 4.15-2
CURRENT WATER SUPPLY AND DEMAND (2005)

WATER SOURCE	NORMAL SUPPLY (AFY)	SINGLE DRY YEAR (AFY)	MULTIPLE DRY YEARS		
			YEAR 1 (AFY)	YEAR 2 (AFY)	YEAR 3 (AFY)
Existing Supplies					
Santa Paula Basin Groundwater Allocation	5,412	5,412	5,412	5,412	5,412
Santa Paula Creek Surface Water	500	500	500	500	500
Limoneira and Newsom Family Trust Allocations	1,283.1	1,283.1	1,283.1	1,283.1	1,283.1
Fillmore Basin	329.0	329.0	329.0	329.0	329.0
Total Supply	**7,524.1**	**7,524.1**	**7,524.1**	**7,524.1**	**7,524.1**
Existing Demand					
City of Santa Paula	5,102	5,102	5,102	5,102	5,102
East Area 1 Site	816.3	816.3	816.3	816.3	816.3
Total Demand	**5,918.3**	**5,918.3**	**5,918.3**	**5,918.3**	**5,918.3**
Net Surplus	**1,605.8**	**1,605.8**	**1,605.8**	**1,605.8**	**1,605.8**

Source: City of Santa Paula, Urban Water Management Plan 2005 Update, prepared by Kennedy/Jenks Consultants, June 2006, Table 3-9. Modified to include Fillmore Basin and other allocations for Santa Paula Basin rights-holders supplies.

TABLE 4.15-3
BUILDOUT WATER SUPPLY AND DEMAND USING 132 GPD PER CAPITA (2030)

WATER SOURCE	NORMAL SUPPLY (AFY)	SINGLE DRY YEAR (AFY)	MULTIPLE DRY YEARS		
			YEAR 1 (AFY)	YEAR 2 (AFY)	YEAR 3 (AFY)
Existing Supplies					
Santa Paula Basin Groundwater Allocation	5,412	5,412	5,412	5,412	5,412
Santa Paula Creek Surface Water	500	500	500	500	500
Limoneira and Newsom Family Trust Allocations	1,283.1	1,283.1	1,283.1	1,283.1	1,283.1
Total Existing Supplies	**7,195.1**	**7,195.1**	**7,195.1**	**7,195.1**	**7,195.1**
Potential Future Supplies[1]					
Santa Paula Basin Groundwater Allocation Transfers	454	454	454	454	454
Purchased Groundwater Allocations	200	200	200	200	200
State Project Water[2]	220	44	88	88	88
Recycled Water[3]	400	400	400	400	400
Fillmore Basin Production	320.7	320.7	320.7	320.7	320.7
Total Future Supplies	**1,594.7**	**1,418.7**	**1,456.4**	**1,462.7**	**1,462.7**
Total Supply	**8,789.8**	**8,613.8**	**8,651.5**	**8,657.8**	**8,657.8**
Demand					
Current City Demand	5,961	5,961	5,961	5,961	5,961
East Area 1 Demand	1,174.7	1,174.7	1,174.7	1,174.7	1,174.7
Total Demand	**7,135.7**	**7,135.7**	**7,135.7**	**7,135.7**	**7,135.7**
Net Surplus	**1,654.1**	**1,478.1**	**1,515.8**	**1,522.2**	**1,522.2**

Source: City of Santa Paula, Urban Water Management Plan 2005 Update, prepared by Kennedy/Jenks Consultants, June 2006, Table 3-9 and Impact Sciences, 2007.

Notes:
1 Estimates for potential future water supplies are based on 2010 estimates from the UWMP. Modified to include Fillmore Basin and other allocations for Santa Paula Basin rights-holders supplies.
2 20 percent of normal supply in single dry year and 40 percent of normal supply in multiple dry years.
3 Equals estimated recycled water demand within the East Area 1 Specific Plan plus new development above current as specified in the General Plan.

TABLE 4.15-4
BUILDOUT WATER SUPPLY AND DEMAND USING 163 GPD PER CAPITA (2030)

WATER SOURCE	NORMAL SUPPLY (AFY)	SINGLE DRY YEAR (AFY)	MULTIPLE DRY YEARS		
			YEAR 1 (AFY)	YEAR 2 (AFY)	YEAR 3 (AFY)
Existing Supplies					
Santa Paula Basin Groundwater Allocation	5,412	5,412	5,412	5,412	5,412
Santa Paula Creek Surface Water	500	500	500	500	500
Limoneira and Newsom Family Trust Allocations	1,283.1	1,283.1	1,283.1	1,283.1	1,283.1
Total Existing Supplies	**7,195.1**	**7,195.1**	**7,195.1**	**7,195.1**	**7,195.1**
Potential Future Supplies[1]					
Santa Paula Basin Groundwater Allocation Transfers	454	454	454	454	454
Purchased Groundwater Allocations	200	200	200	200	200
State Project Water[2]	220	44	88	88	88
Recycled Water[3]	400	400	400	400	400
Fillmore Basin Production	375.3	375.3	375.3	375.3	375.3
Total Future Supplies	**1,649.3**	**1,473.3**	**1,517.3**	**1,517.3**	**1,517.3**
Total Supply	**8,844.4**	**8,668.4**	**8,712.4**	**8,712.4**	**8,712.4**
Current City Demand	5,102	5,102	5,102	5,102	5,102
East Area 1 Demand	1,359.2	1,359.2	1,359.2	1,359.2	1,359.2
Total Demand	**6,461.2**	**6,461.2**	**6,461.2**	**6,461.2**	**6,461.2**
Net Surplus	**2,383.2**	**2,207.2**	**2,251.2**	**2,251.2**	**2,251.2**

Source: Impact Sciences, 2007.
Notes:
1 Estimates for potential future water supplies are based on 2010 estimates from the UWMP. Modified to include Fillmore Basin and other allocations for Santa Paula Basin rights-holders supplies.
2 20 percent of normal supply in single dry year and 40 percent of normal supply in multiple dry years.
3 Equals estimated recycled water demand within the East Area 1 Specific Plan plus new development above current as specified in the General Plan.

Based upon the forgoing analysis, the City of Santa Paula will have sufficient right to extract the necessary 1,174.7 AFY to 1,359.2 AFY from the project site to serve the proposed East Area 1 Specific Plan, based on the parameters of the existing basin management program, the nature of the existing use programs implemented by the City, and the proposed transfer of sufficient quantities of groundwater rights to serve the proposed subdivision without decreasing availability of water supply for its existing customers.

Therefore, the City will have sufficient water supplies to meet the anticipated demand during normal, single dry and multiple dry years and impacts associated with water supply availability would be less than significant.

Water In-Lieu Fee Ordinance

In accordance with the City of Santa Paula Municipal Code, landowners or developers are required to either provide water rights sufficient to serve the property or pay an equivalent in-lieu fee as a condition of project approval or when the property is annexed. The East Area 1 Specific Plan Area has an adjudicated groundwater right to produce from the Santa Paula Basin, and an overlying groundwater right to produce groundwater from the Fillmore Basin. Upon annexation, the applicants will transfer a portion of these rights in sufficient quantity to meet all of the anticipated water demands of the project.

The City would supply the portions of the project overlying the respective groundwater basins with water from those basins. This will require between 853.6 AFY and 983.5 AFY of groundwater production from the Santa Paula Basin and between 320.7 AFY and 375.3 AFY of groundwater production from the Fillmore Basin. The total demand for domestic and non-domestic purposes, between 1,174.7 AFY and 1,359.2AFY, would be greater than the amount of water currently used for agricultural purposes, 816 AFY, and less than the current allocation of groundwater available for this site, 1,283.1 AFY from the Santa Paula Basin plus the 329 AFY historically withdrawn from the Fillmore Basin (a total of 1,612.1 AFY).

Fire Flow Requirements

The Santa Paula Fire Department (SPFD) utilizes the Uniform Fire Code Appendix III-A to determine the required fire flow for new structures. Appendix III-A utilizes type of construction and total building area to identify the required flow from public water systems used for firefighting. SPFD's standards for water flow rates range from 1,500 to 4,500 gallons per minute (gpm) for a duration capability of two and four hours, respectively.

Future development within the project site would be subject to a number of City conditions of approval to ensure SPFD standards for water flow rates are met. For example, prior to issuance of building permits, applicants of future development within the project site would be required to submit plans for approval to SPFD in order to ensure these water flow requirements are met. In addition, all fire water supplies for new construction are inspected, tested, and accepted as witnessed by SPFD prior to occupancy.

The proposed project's backbone, internal water conveyance and storage facilities have been designed to ensure that SPFD fire flow requirements can be met for the proposed land uses. Appendix N of this EIR contains the modeling summary. Table 4.15-5 contains the modeling summary for the proposed land uses and fire flows.

TABLE 4.15-5
MODELING SUMMARY OF PROPOSED FIRE FLOWS

SCENARIO	MAXIMUM PRESSURE POUNDS PER SQUARE INCH (PSI)	MINIMUM PRESSURE (PSI)	MAXIMUM LINE LOSS FEET PER 1,00 FEET (FT/K FT)	MAXIMUM VELOCITY FEET PER SECOND (FPS)
Peak Hour Demand (PHD)	116.74	53.79	2.35	2.72
Modeling & maximum Day (MDD) + Fire Flow (FF) (1)	105.26	50.45	24.96	9.36
MDD + FF (2)	116.61	52.98	3.98	3.62
MDD + FF (1)	104.85	50.46	23.20	9.38
MDD + FF (2)	115.27	53.33	15.24	6.15

Source: Huitt-Zollars, Inc. 2007.
(1) Community College or School Fire Flow – 4,500 gallons per minute (gpm)
(2) Residential Fire Flow – 1,500 gpm

Both the modeling analysis and information contained within Table 4.15-5 indicate that the proposed project's water storage and conveyance facilities would be capable of meeting SPFD fire flow requirements for the proposed land uses and required flow duration (e.g., two to four hours, depending on

land use type). Therefore, implementation of the proposed Specific Plan would result in less than significant impacts related to fire flow requirements.

4.15.4.3 Impacts Related to Solid Waste

Table 4.15-6 summarizes the projected amount of solid waste the proposed project would generate.

TABLE 4.15-6
ESTIMATED SOLID WASTE GENERATION

LAND USE	SOLID WASTE GENERATION RATES	EAST AREA 1	SOLID WASTE GENERATION
Haun Creek Neighborhood			
Single-Family Residential	2.04 tons/unit/year	208 units	424.3 tons/year
Multi-Family Residential	1.17 tons/units/year	537 units	628.3 tons/year
Commercial/Office-Retail/Assisted Living*	.0108 tons/sq ft/year*	225,000 sq ft	2430.0 tons/year
Civic-School	.0013 tons/sq ft/year	35,400 sq ft	46.0 tons/year
Foothill Neighborhood			
Single-Family Residential	2.04 tons/unit/year	359 units	732.4 tons/year
Santa Paula Creek Neighborhood			
Single-Family Residential	2.04 tons/unit/year	306 units	624.2 tons/year
Multi-Family Residential	1.17 tons/units/year	20 units	23.4 tons/year
Santa Paula Creek Civic District			
Civic-School/Shared Facilities	.0013 tons/sq ft/year	340,400 sq ft	442.5 tons/year
East Santa Paula Railroad District			
Commercial/Office-Retail	.0108 tons/sq ft/year*	60,000 sq ft	648.0 tons/year
Light Industrial	.0108 tons/sq ft/year**	150,000 sq ft	1,620.0 tons/year
Work/Live	1.17 tons/units/year***	70 units	81.9 tons/year
		Total Residential	**2,514.5 tons/year**
		Total for Remaining Categories	**5,186.5 tons/year**

Source: Ventura County Solid Waste Management Department. *Guidelines of Preparation of Environmental Assessments for Solid Waste Impacts*. May 1998. .

* .0108 was used to reflect a worse case scenario for Commercial/Office-Retail/Assisted Living use because Retail use is estimated at .0024 and there is no rate for Assisted Living.

** .0108 was used for Light Industrial since there is no generation rate for this type of use.

*** 1.17 was used for Work/Live since there is no generation rate for this type of use.

As mentioned previously, the City of Santa Paula is primarily serviced by the Toland Road Landfill (residential development) which operates five days a week. If the projected 2,514.5 tons of solid waste generated by the residential development of the proposed project was averaged over a 260 days of operations, the proposed project is estimated to generate 9.7 tons of residential solid waste on a daily basis. The remainder of the proposed project land uses (commercial, retail, office, civic, and light industrial) would generate approximately 5,186.5 tons per year or 19.9 tons daily.

The Toland Road Landfill currently accepts approximately 1,500 tons of solid waste per day which is the maximum allowed. Therefore, any additional solid waste tonnage that would exceed the maximum allowable tonnage would be considered significant. Implementation of the proposed project has the potential to result in a significant adverse impact related to solid waste disposal since the Toland Road Landfill may not have sufficient permitted capacity to accommodate the proposed project's residential solid waste disposal needs (9.7 daily tons).

The Chiquita Canyon Sanitary Landfill currently accepts approximately 1,500 tons of solid waste per day which is the maximum allowed. Therefore, any additional solid waste tonnage that would exceed the maximum allowable tonnage would be considered significant. Implementation of the proposed project has the potential to result in a significant adverse impact related to solid waste disposal since the Chiquita Canyon Sanitary Landfill may not have sufficient permitted capacity to accommodate the proposed project's non-residential solid waste disposal needs (19.9 daily tons).

It should be noted that the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste. The proposed project would be served by the City's curbside recycling program, providing for the diversion of recyclable materials from the waste stream. Actual diversion rates are subject to numerous factors outside the scope of this document and cannot be estimated at the time of this writing.

4.15.4.4 Impacts Related to Electricity

Implementation of the proposed project would result in increased demand for electrical service to the Specific Plan site. According to SCE, new equipment (electrical lines, conduits, transmission mains) would need to be constructed. SCE has also indicated that the electrical load that would be generated by the proposed project may or may not be within the parameters of SCE's projected load growth. Implementation of the proposed Specific Plan would therefore have the potential to result in significant impacts related to electricity.

4.15.4.5 Impacts Related to Natural Gas

According to The Gas Company, there are some existing facilities and gas lines in the area of the Specific Plan site. As indicated in their letter dated January 3, 2007, The Gas Company has adequate natural gas and facilities in the project area. Gas service to the project site would be provided without any significant impact on the environment. Therefore, impacts would be considered less than significant.

It should be noted that service would be in accordance with The Gas Company policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. In addition, the availability of natural gas service is based upon conditions of gas supply and by regulatory agencies.

Therefore, implementation of the proposed project would not result in significant adverse impacts related to natural gas.

4.15.4.6 Impacts Related to Other Utilities

The existing facilities (cable and telephone/internet) at the project site would not be adequate to service the project site. Implementation of the proposed project would require the need for more equipment and/or infrastructure and facilities related to cable and telephone/internet to serve the project site. Therefore, implementation of the proposed project has the potential to result in significant adverse impacts related to other utilities (cable and telephone/internet).

4.15.5 MITIGATION MEASURES

Implementation of the proposed project has the potential to result in significant adverse impacts related to construction of new wastewater facilities, construction of new water and recycled water treatment facilities, solid waste disposal, electricity consumption, and other utilities (cable and telephone/internet).

Mitigation measures related to construction of new wastewater facilities, new water and recycled water treatment facilities are addressed in Section 4.9.

U-1 Prior to construction, the applicant shall be responsible for the preparation of an assessment of landfill capacities at Toland Road Sanitary Landfill and Chiquita Canyon Sanitary Landfill. The applicant shall coordinate with the both landfill operators to determine whether or not these landfills have adequate capacity to serve the proposed project.

U-2 The applicant shall implement waste reduction and recycling programs to divert construction and operations solid waste from the area landfill. A construction recycling plan shall be submitted and approved by the Director of Public Works. A final report as to the amount recycled shall be provided to the Director of Public Works.

U-3 Solid waste generated during construction and operation of the proposed project shall comply with all federal, state and local statutes and regulations to reduce and recycle solid waste.

U-4 Prior to construction, the applicant shall coordinate with SCE to determine the electricity consumption related to the proposed project. The applicant shall provide detailed site plans which will assist SCE determine the load calculations and the location and amount of new equipment (electrical lines, conduits, transmission mains) needed. SCE will then make the determination of whether the proposed project's electricity consumption is within the parameters of SCE's projected load growth

U-5 Prior to construction, the applicant shall coordinate with the cable and telephone/internet providers to determine the amount of new equipment and/or infrastructure and facilities needed to provide adequate service to customers within the project site.

4.15.6 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Implementation of mitigation measures U-1 through U-5 would reduce impacts to utilities and services to less than significant levels. No additional mitigation measures are necessary.