

5.14 UTILITIES/SERVICE SYSTEMS

5.14.1 INTRODUCTION

This section describes the existing utilities and service systems located on and immediately surrounding the East Gateway Project area, including the East Gateway Specific Plan area, potential environmental impacts, recommended mitigation measures to help reduce or avoid identified impacts, and the level of significance of adverse impacts after mitigation.

5.14.2 EXISTING CONDITIONS

5.14.2.1 Water

Water Supply

The City of Santa Paula currently has secured water rights from two sources: groundwater allocation from the Santa Paula Basin and surface water through an agreement with the Canyon Irrigation Company. Surface water from Santa Paula Creek was a major source of potable water supply for the City's service area until wells were drilled into the Santa Paula Basin to augment the supply from Santa Paula Creek. Currently the Santa Paula Basin is the City's sole source of potable water supply. The City does not presently extract groundwater from the Fillmore Basin.

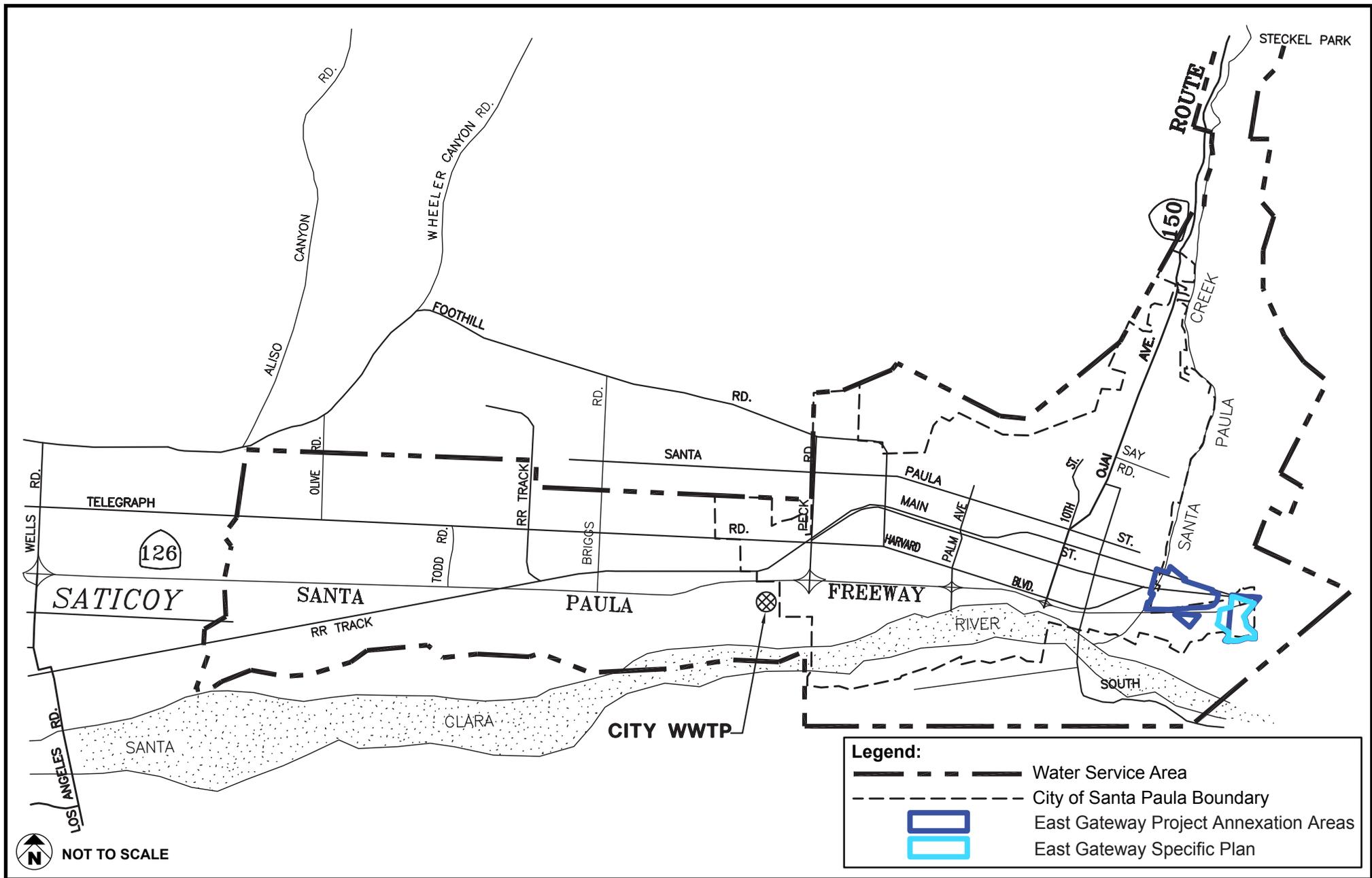
The project site overlies the Santa Paula Groundwater Basin. The approximate boundary of the basin is shown in **Figure 5.9-9, Santa Paula Groundwater Basins Location Map**. (See **Section 5.9.4** for discussion of the groundwater hydrology.)

The City of Santa Paula is responsible for water supply and distribution within the City's service area (see **Figure 5.14-1, City of Santa Paula Water Service Area**). The proposed project is located outside of the City's corporate boundary but within an area identified in the General Plan for future expansion. A portion of the project site is currently located in the City's water service area, and the entire site would be located within the City's service area after annexation of the site to the City.

Demand

The City's water distribution system provides domestic water service to approximately 7,278 accounts (see **Table 5.14-1, 2010 City Accounts and Water Demand**).¹ Total 2010 water demand within the City was 4,416 acre-feet. Single-family residential accounts represented 87 percent of the accounts and 57

¹ City of Santa Paula, 2010 Urban Water Management Plan Update, June 2011.



SOURCE: Kennedy-Jenks Consultants, UWMP City of Santa Paula, – December 2005

FIGURE 5.14-1

**Table 5.14-1
2010 City Accounts and Water Demand**

Customer Classification	Demand (acre-feet)
Single family residential	2,504
Multi-family residential	887
Commercial/Institutional	601
Industrial	44
Landscape irrigation	22
Other	41
Agricultural irrigation	0
Unmetered	<u>317</u>
Total	4,416

Source: City of Santa Paula, 2010 UWMP, June 2011, Table 3-1.

percent of the 2010 demands. Multifamily residential accounts represented 1.7 percent of the accounts and 20 percent of the demands. Commercial/Institutional accounts represented 9.7 percent of the accounts and 20 percent of the demands. Industrial accounts, landscape irrigation accounts, and "other" accounts represented the balance of the accounts and demands. According to the City's Water Consumption Study,² single-family residential accounted for 81 percent of the water customers, which is generally consistent with the number of current residential customers.

The City does not generally provide wholesale water to any other agencies, nor purchase water from any wholesale agency. However, in 2010 the City provided 39 acre-feet to the Middleroad Mutual Water Company.³ The City does not use potable supplies for saline barriers, groundwater recharge, conjunctive use, raw water, or recycled water uses.

The 2010 UWMP Update provides estimated future water demand based on the City's General Plan and subsequent planning documents (see **Table 5.14-2, Estimated Future Potable Water Demand.**⁴ Future water requirements are estimated through the year 2035 according to the future land use, population projections, and water demand characteristics. Potable water demands for potential developments were estimated to be a net increase of 1,697 acre-feet.

Table 5.14-3, Project Potable Water Demands 2015 – 2035, indicates that total potable water demands (existing plus potential) were estimated to be 4,840 acre-feet in 2015 and increase to 6,116 acre-feet by 2035. Future water demand values represent the total potable water demand including anticipated future development.

² City of Santa Paula, Water Consumption Study, 1999.

³ Ibid, 2010 Urban Water Management Plan Update, June 2011.

⁴ Ibid.

**Table 5.14-2
Estimated Future Potable Water Demand**

Land Use	Potential Development	Estimated Potable Water Demand (acre-feet/year)
Existing Demand		4,416
Potential Future Demand		
Residential		
Adams Canyon	495 du	
East Area 1	1,500 du	
Fagan Canyon	450 du	
Other	200 du	
Subtotal	2,645 du	1,349
Commercial/Industrial/Institutional		
Adams Canyon ²	100,000 sq. ft.	
East Area 1 ³	811,000 sq. ft.	
East Area 2	1,602,000 sq. ft.	
Fagan Canyon ⁴	100,000 sq. ft.	
West Area 2	1,906,000 sq. ft.	
Other	1,200,000 sq. ft.	
Subtotal	5,706,300 sq. ft.	267
Parks and Recreation		
Adams Canyon ⁵	200 acres	
East Area 1	89 acres	
Fagan Canyon	7 acres	
South Mountain	115 acres	
Other	0 acres	
Subtotal	411 acres ¹	0
Unaccounted Water		81
Subtotal Potential Future Demand		1,696
Total Future Potable Demands		6,112

Source: City of Santa Paula, 2010 UWMP Update, June 2011, Table 2-4.

Notes:

1 - All new community landscape areas, including golf courses, will be irrigated with recycled water.

2 - Includes school and destination resort hotel.

3 - Includes 2 schools, community college, and assisted living facility.

4 - Includes school.

5 - Includes golf course.

**Table 5.14-3
Project Potable Water Demands 2015 – 2035
(acre-feet per year)**

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>
Total Demand	4,840	5,265	5,689	6,116	6,116

Source: City of Santa Paula, 2010 UWMP Update, 2011, Table 3-2.

Supply

Santa Paula Creek remained a major source of potable water supply for the service area until wells were drilled into the Santa Paula Basin to augment the supply from Santa Paula Creek. In 1996, the City completed purchase of the water system from the Santa Paula Water Works. Currently the Santa Paula Basin is the City's sole source of water supply.⁵

Water production for the period 2000 to 2010 is presented in **Table 5.14-4, City Well Groundwater Production 2000 – 2010**. According to City Water Division staff, total water produced in 2010 was 4,455 acre-feet. City water production in 2005 was 5,046 acre-feet (more than 591 acre-feet when compared to 2010). The highest annual water demand for the period 2000 to 2010 was recorded in 2002 with 5,359 acre-feet produced.

The City's current groundwater supply includes production from five active wells. Domestic water is pumped from Well Nos. 1-B, 11, 12, 13, and 14. **Table 5.14-5, City Groundwater Well Production**, summarizes the City's groundwater resources by well including current status, well capacity, and 2010 production. Well Nos. 12 and 14 produced 81 percent of the water for the City in 2010. The City no longer operates Well Nos. 2, 8, and 9 due to a history of elevated nitrate levels in water extracted from these sources; these wells were sold to an agricultural enterprise.

Construction of the City's Centralized Water Conditioning Facility and Well No. 14 pumping plant was completed in 2000. The Centralized Water Conditioning Facility was designed to remove manganese and iron from up to 10 million gallons of water per day from Wells No. 11, 13 and 14, and future Well No. 15. Well No. 14 is anticipated to contribute an added 4.5 million gallons of water per day to the system. This added production capacity will help the City's water system to meet peak water use demands in hot summer weather. Both facilities are housed in a new building located along Main Street. Well No. 1-B was recently rehabilitated. Annual production from existing and planned wells will be limited by the City's current groundwater allocation (5,412 acre-feet per year [afy]) in the Santa Paula Basin.

There are several options that the City may consider for meeting future water demands including: long-term transfer of water rights; short-term transfer of water rights; State Water Project (SWP) water; use of recycled water; and supporting water demand management programs.⁶ Implemented over time, these programs are expected to provide the City with sufficient supplies to meet future water demands.

⁵ City of Santa Paula, 2010 Urban Water Management Plan Update, June 2011.

⁶ Ibid.

**Table 5.14-4
City Well Groundwater Production 2000 – 2010**

Year	Groundwater Production (acre-feet/year)
2000	5,254
2001	4,952
2002	5,359
2003	5,096
2004	5,208
2005	5,047
2006	5,143
2007	5,347
2008	5,290
2009	4,902
2010	4,455

Source: City of Santa Paula, 2010 UWMP Update, 2011, Table 4-2.

**Table 5.14-5
City Groundwater Well Production**

Well No.	Status	Capacity (gpm)	2010 Production (acre-feet)
1-B	Active	1,288	114.9
11	Active	1,232	393.2
12	Active	1,448	1,768.8
13	Active	1,932	353.3
14	Active	3,219	1,825.3
Total			4,455.5

Source: City of Santa Paula, 2010 UWMP Update, 2011, Table 4-3.

Groundwater Allocation Transfers from Developed Properties

In accordance with Santa Paula Municipal Code § 52.021, landowners or developers are required to transfer their groundwater rights to the City as a condition of project approval. The intent of this regulation is to ensure that new urban land users provide sufficient water resources for their needs. 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 regulation applies to developments inside and outside City limits which seek to receive potable water service from the City. The City identified 1,925 ac-ft of potential groundwater allocations that could be transferred to the City from overlying landowners within the City

General Plan boundary.⁷ One property includes a reserve of 110 afy for agricultural uses; thus, the maximum potential net groundwater transfer is 1,815 afy. See **Table 5.14-6, Existing and Potential City Water Resources and Demands**, for a summary of existing and potential water resources. These transfers will occur in phases during the next 20 years as development occurs within the City. It is anticipated that the City will acquire through allocation transfers 454 afy by 2015, 908 afy by 2020, 1,362 afy by 2025, and 1,815 afy by 2030 (projected buildout of the City) and subsequently, 1,815 afy 2035 and beyond.

**Table 5.14-6
Existing and Potential City Water Resources and Demands**

Supplies	2010	2015	2020	2025	2030	2035
Existing Supplies						
City Wells ¹	5,483	5,483	5,483	5,483	5,483	5,483
Santa Paula Creek ²	500	500	500	500	500	500
Subtotal	5,983	5,983	5,983	5,983	5,983	5,983
Potential Future Supplies						
Groundwater Allocation Transfers	0	454	908	1,362	1,816	1,816
Purchased Groundwater Allocations	0	200	300	400	497	497
SWP ³	0	0	0	0	0	0
Recycled Water ⁴	0	400	800	1,200	1,622	1,622
Subtotal	0	1,054	2,008	2,962	3,935	3,935
Total Potential Supplies	5,983	7,037	7,991	8,945	9,918	9,918
Total Estimated Demands	4,416	4,480	5,265	5,689	6,113	6,113
Difference	1,567	2,197	2,726	3,256	3,805	3,805

Source: City of Santa Paula, 2010 UWMP Update, 2011, Table 4-4.

Notes:

1 - The City's current allocation is 5,483 AFY (California).

2 - The City currently wheels the 500 AFY of surface water from Santa Paula Creek to Farmers Irrigation Company, which uses the surface water in lieu of pumped groundwater, and the City gains 500 AFY groundwater pumping credits in the Santa Paula Basin.

3 - The City has rights to 2,198 AFY. However, actual delivery may be only 60 percent of water rights in an average year, 7 percent in a single dry year, and 34 percent in multiple dry years. For the purposes of this UWMP, the City does not anticipate receiving SWP water in the near future.

4 - The City anticipates initiating a recycled water program by 2015.

Purchased Groundwater Allocations

Water availability is complicated by the fact that the actual safe yield of the Santa Paula Groundwater Basin is unknown.⁸ Disagreement over the issue between the United Water Conservation District (UWCD) and the water users, including the City and the City of San Buenaventura (Ventura), led to the adjudication of the Santa Paula Groundwater Basin. The Stipulated Judgment (Stipulated Judgment)⁹

7 City of Santa Paula, SB 610 Water Supply Assessment for the Fagan Canyon Development Project, prepared by RBF Consulting, 2005.

8 City of Santa Paula, 2010 Urban Water Management Plan, June 2011, p. 32.

9 Amended and Restated Judgment – United Water Conservation District v. City of San Buenaventura, filed 7 March 1996 in Ventura County Superior Court (California, 1996; 2010), Superior Court Case No. CV115611.

represents the beginning of a program of basin management, including the regulation of pumping, which is aimed at meeting the reasonable water supply needs of the parties, including protection for historic users, without harm to the Santa Paula Groundwater Basin.

In 2005, it was determined that there were 497 afy of potentially available groundwater allocations held by others within the Santa Paula Basin boundary that were not being utilized.¹⁰

The City has the option to independently pursue the acquisition of groundwater allocations at any time in the future. It is anticipated that the City will purchase 200 afy by 2015, 300 afy by 2020, 400 afy by 2025, and 497 afy by 2030.¹¹

State Water Project Water

The County Ventura contracted for 20,000 afy of State Water Project (SWP) water with 5,000 afy of that amount subcontracted to United Water Conservation District (UWCD); UWCD has designated 2,198 afy of SWP water for use by the City.¹² The City has discussed a contract with UWCD to ensure that 2,198 afy is reserved for the City. The City does not anticipate directly receiving SWP water in the near future.¹³ However, the City may trade, transfer, and/or sell a portion of the SWP water rights to augment existing supplies.

Recycled Water

Construction of the new City Water Reclamation Facility (WRF) was completed in early 2010 that meets California Title 22 regulations for recycled water.¹⁴ Capacity of the City WRF has a capacity is 3.15 million gallon per day (MGD) with a final build-out capacity of 4.2 MGD, and a peak operating capacity of 7.0 MGD.

At present, recycled water is not available within the City of Santa Paula area.¹⁵ At present, recycled water will not be provided to existing potable water irrigation systems due to the complexities associated with converting to recycled water use. The use of recycled water for nonpotable purposes will require a permit from the Los Angeles Regional Water Quality Control Board (RWQCB) with input and concurrence by Department of Public Health (DPH).

10 City of Santa Paula. SB 610 Water Supply Assessment for the Fagan Canyon Development Project, prepared by RBF Consulting, 2005.

11 City of Santa Paula, 2010 Urban Water Management Plan, June 2011, p. 42.

12 Ibid.

13 Ibid, p. 44.

14 City of Santa Paula, Wastewater System Master Plan, June 2012, p.1

15 City of Santa Paula, 2010 Urban Water Management Plan, June 2011, p. 47.

The 2010 UWMP estimates recycled water urban demand within the City (and adjacent areas) will be approximately 1,622 afy. The 2010 UWMP anticipates that the City will develop a recycled water program by 2015 for landscape irrigation and that the estimate amounts that could be delivered in the future are 400 afy by 2015, 800 afy by 2020, 1,200 afy by 2025, and 1,622 afy by 2030.¹⁶ These demands could be fully met with recycled water from the WRF.

Project Site Water Conditions

The East Gateway Project Area site is currently mostly developed with the exception for the eastern most parcel of the East Gateway Specific Plan (row crops) and a portion of the annexation area north of SR 126 and south of Telegraph Road. Runoff from existing developed area surface water runoff is transported via surface drains located along existing roadways. Both developed and undeveloped parcels gravity drain by gravity to either Santa Paula Creek to the west of the area or Haun Creek to the east, and then into the Santa Clara River.

The proposed project is currently served by both the City of Santa Paula municipal water system and by an existing groundwater well (Farmer Irrigation Company Well No. 7A) located within the Santa Paula Basin. Existing City water demand for the East Gateway Project area for the one year period from July 2010 through August 2011 was 38.99 acre-feet, as shown in **Table 5.14-7, Existing Water Use for East Gateway Project Area**. The balance of the Annexation area is residential and commercial areas and fallow agricultural land that is not irrigated.

Water supply for irrigation on the East Gateway Specific Plan area has been historically supplied from on-site wells that overlie the Santa Paula and Fillmore Basins. Existing wells in the area include four wells owned and operated by Farmers Irrigation Company, Inc. (Well Nos. 03N21W12E04S, 03N21W12E08S, 03N21W12F03S and 03N21W12F06S) as shown on **Figure 5.14-2, Location of Farmers Irrigation Company Wells**. These wells are part of the overall Santa Paula Groundwater Basin allocations for the Farmers Irrigation Company of 9,913.2 afy.¹⁷ Of these four wells, the only well that supplied water to the agricultural field was 03N21W12E08S, FICO Well No. 7A on **Figure 5.14-2**.

Production records for the four Farmer Irrigation Wells located within East Area 2 for the period 2006 to 2010 are shown on **Table 5.14-8, Farmers Irrigation Wells Pumping Records 2006 – 2010**. Based on

16 City of Santa Paula, 2010 Urban Water Management Plan, June 2011, p. 47.

17 United Water Conservation District, Combined 2009 and 2010 Santa Paula Basin Annual Report, Professional Paper 2011-001, October 2011. Appendix D, Table D-1.

**Table 5.14-7
Existing City Water Use for East Gateway Project Area**

Existing Land Use	Water Usage (cf/yr)	Annual Use (gallons/year)	Annual Use (acre-feet/year)
Agriculture/Light industrial	n/a	n/a	n/a
Single Family Residential/Agriculture	69,400	519,112	1.59
Agriculture/commercial	672,800	5,032,544	15.44
Single Family Residential /commercial	380,700	2,847,636	8.74
Single Family Residential /commercial	351,700	2,630,716	8.07
Commercial/Light Industrial	12,300	92,004	0.28
Commercial/Light Industrial	28,100	210,188	0.65
Commercial	n/a	n/a	n/a
Single Family Residential	183,500	1,372,580	4.21
Total	1,698,500	12,704,780	38.99

Source: City of Santa Paula, Water Consumption Summary for East Gateway Area, Date Range 07/2010 through 08/2011.

Note:
cf/yr = cubic feet per year
n/a = not available

groundwater monitoring by UWCD, the depth to water ranges from approximately 12 to 22 feet below ground surface, or 236 to 245 feet above mean sea level (msl).¹⁸

Approximately 22 acres of the East Gateway Specific Plan site is under cultivation for a variety of crops, primarily cabbage, parsley, cilantro and other row crops. As shown on **Table 5.14-8**, the water required to meet production needs is obtained from Well 7A and has averaged 407.0 afy over the last four years.

The East Gateway Project is currently within the City’s water service 200-zone. Other water service zones include the 300-zone, 400-zone, 600-zone and the 900-zone. Each water service zone generally corresponds to the above sea level ground elevation of water storage tanks, pumps, and pipes. There are existing water lines in the Ferris Lane area which are currently 2-inches or smaller and known to be deficient. In the Hallock Drive area, the existing lines are 10-inch asbestos cement with no deficiencies noted.¹⁹

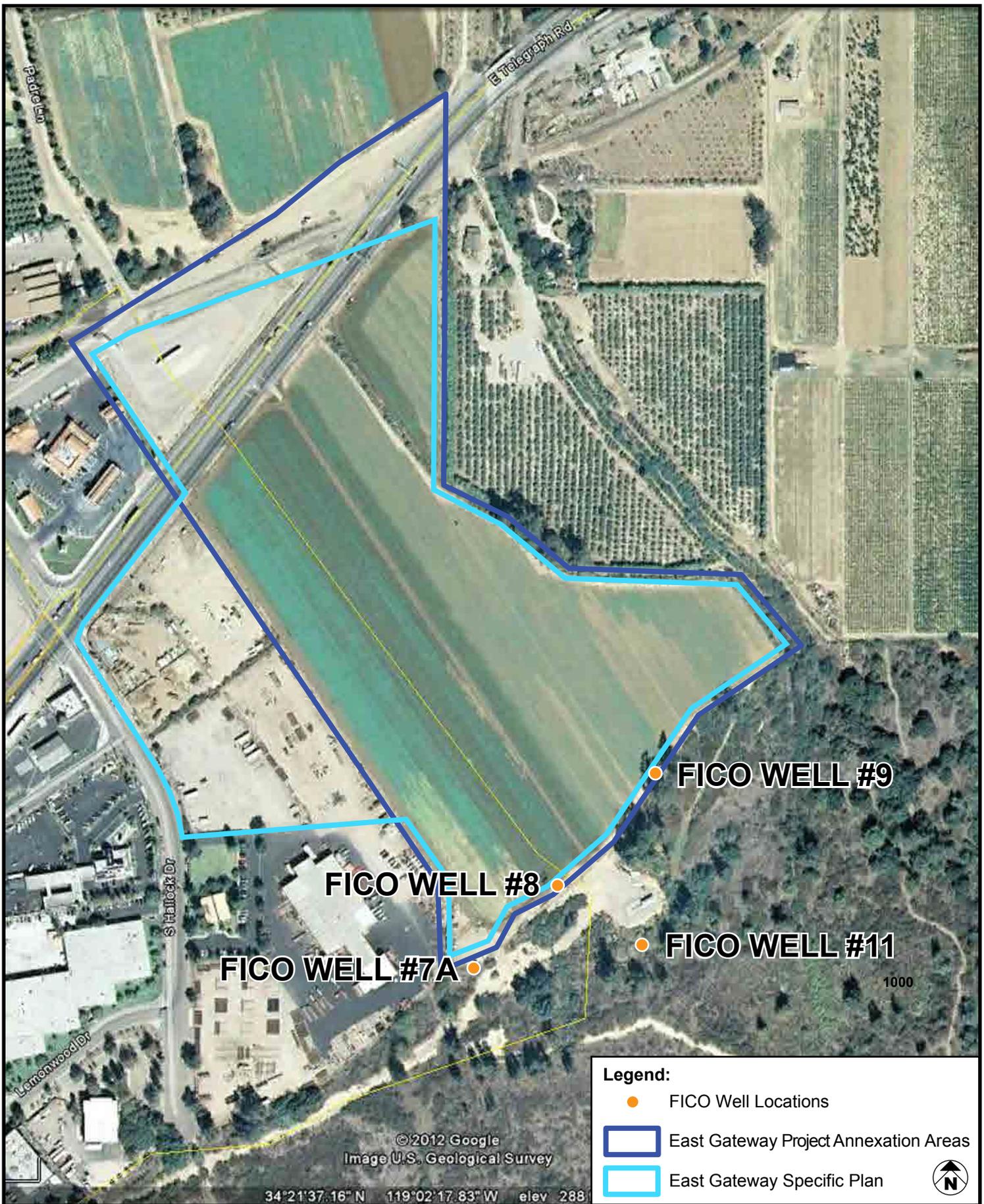
18 United Water Conservation District, email correspondence from Tony Morgan, August 16, 2011.

19 City of Santa Paula, 2005 Potable Water System Master Plan, (June 2012) Existing Condition.

**Table 5.14-8
Farmers Irrigation Wells Pumping Records 2006 – 2010**

Well No.	Well ID No.	Owner Name	Year	Period	Total Usage
FICO 7A	03N21W12F03S	Farmers Irrigation Company	2006	1	220.4
			2006	2	375.2
			2007	1	287.1
			2007	2	117.1
			2008	1	435.1
			2008	2	445.1
			2009	1	90.2
			2009	2	64.2
			2010	1	0.4
			2010	2	0.0
			Annual Average		
FICO No. 8	03N21W12E04S	Farmers Irrigation Company	2006	1	275.8
			2006	2	508.3
			2007	1	474.3
			2007	2	589.4
			2008	1	436.9
			2008	2	276.9
			2009	1	323.2
			2009	2	480.3
			2010	1	199.7
			2010	2	395.0
			Annual Average		
FICO No. 9	03N21W12F06S	Farmers Irrigation Company	2006	1	457.1
			2006	2	1,789.3
			2007	1	1,222.4
			2007	2	1,550.5
			2008	1	254.7
			2008	2	1,166.8
			2009	1	1,046.3
			2009	2	1,362.8
			2010	1	758.5
			2010	2	1176.0
			Annual Average		
FICO No. 11	03N21W12E08S	Farmers Irrigation Company	2006	1	201.2
			2006	2	257.2
			2007	1	175.1
			2007	2	449.8
			2008	1	425.8
			2008	2	519.7
			2009	1	213.3
			2009	2	309.7
			2010	1	112.8
			2010	2	373.8
			Annual Average		

Source; UWCD, August 2011



SOURCE: Jensen Engineers, 2011

FIGURE 5.14-2

5.14.2.2 Wastewater

The City of Santa Paula provides wastewater collection and treatment for local residents.

The City recently completed construction of a new WRF in 2010 designed to accommodate average day dry weather flow (ADDWF) of 4.2 MGD. The WRF has a normal operating capacity of 3.15 MGD with a future final buildout capacity of 4.2 MGD, and a peak operating capacity of 7.0 MGD. The WRF is located on an approximately 48 acre that accommodates the WRF (approximately 12 acres), its associated percolation ponds (approximately 28 acres) and corporate yard (approximately eight acres). The design of the WRF and its facilities includes the three treatment technologies (four-stage activated sludge, oxidation ditch and membrane bio reactor, respectively). The process design is a membrane bio-reactor (MBR) and reduces energy costs by more than 35 percent. The WRF is completely enclosed for odor and noise control. The WRF includes a number of peak flow management facilities designed to accommodate peak storm flows.

The new WRF has been designed to produce treated effluent consistent with CCR Title 22 standards for unrestricted water reuse (disinfected tertiary recycled water), and having the characteristics of:

- Biological oxygen demand (BOD) 10 milligrams/liter (mg/L) or less.
- Total suspended solids (TSS) 10 mg/L or less.
- Turbidity 2 Nephelometric Turbidity Units (NTU) or less.
- Nitrate and Nitrite 5 mg/L or less.
- Total Coliform Bacteria 2.2 mg/100 milliliters

The treated effluent produced meets the RWQCB—Los Angeles' current wastewater discharge requirements, as well as California Department of Health Service (DHS) requirements for recycled water use. Prior discharges to the Santa Clara River received advanced secondary treatment.

The WRF has an ultimate design production of 4.2 MGD of treated effluent (at buildout, 2020) which meets CCR Title 22 water quality standards for unrestricted water reuse. The City is currently considering options for the reuse and/or conservation of this recycled water.

Depending on the reuse and/or conservation option selected by the City, the treated effluent will be sent to one or more of the following locations:

- Direct discharge to the Santa Clara River via the existing outfall pipe.
- Percolation ponds located on-site at the new WRF site.
- Recycled water reservoir.
- Future irrigation systems for distribution for City, municipal uses, agricultural usage and/or future recycled water uses.

It should be noted that if the direct discharge option to the Santa Clara River were to occur, the amount of treated effluent discharged to the river may vary due to water requirements needed to maintain the southern willow scrub plant community.

Santa Paula owns and operates over 50 miles of sewer lines. As discussed in the 2005 Wastewater System Master Plan, the modeled flow conditions of the City's sewer system indicates that the sewer lines are generally within the flow capacity limits.²⁰ However, there is the potential for insufficient capacity in major trunk lines if major new developments are implemented.

According to the 2005 Wastewater System Master Plan,²¹ there are 17 sewer service areas within the City and the East Gateway Project is located within the sewer service area 13. The existing pipe diameter which transports wastewater to the WRF is 8 inches. There is an existing sewer lift station located within the Lemonwood commercial area.

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 Waste Discharge Permit from the City and ensure that compliance with the permit is maintained at all times.²² This program allows the City to regulate and monitor discharges into its waste stream to ensure that it can properly treat these constituents and ensure compliance with its current Waste Discharge Requirements (WDR) permit for the WRF.

The City's annual average wastewater flow for 2011 was approximately 1.97 MGD.

5.14.2.3 Solid Waste

The City provides refuse collection, recycling, and disposal through contracts with Crown Disposal Co., Inc., a private hauling company. Crown Disposal collects 100 percent of the City's solid waste. The solid waste is disposed of at Toland Road Sanitary Landfill; Chiquita Canyon Sanitary Landfill; Simi Landfill and Recycling Center; Azusa Land Reclamation Co. Landfill; Antelope Valley Public Landfill I and II; and the Bakersfield Metropolitan (Bena) SLF. **Table 5.14-9, Solid Waste Facilities**, provides the characteristics of the disposal waste facilities utilized by the City.

20 City of Santa Paula, Wastewater System Master Plan, June 2012, p 19.

21 Ibid, Wastewater System Master Plan, June 2012, p 19.

22 Santa Paula Municipal Code, Title V: Public Works, Chapter 51 (Sewer System and Wastewater Disposal), Part 5 (Industrial Wastewater Discharge Permit System).

**Table 5.14-9
Solid Waste Facilities**

Facility	Daily Capacity (tpd)	Remaining Capacity (cy)	Ceased Operation Date
Toland Road Sanitary Landfill	1,500	21,983,000 ¹	2027
Chiquita Canyon Sanitary Landfill	6,000	29,300,000 ²	2019
Simi Valley Landfill & Recycling Center	9,250	119,600,000 ³	2052
Azusa Land Reclamation Co. Landfill	6,500	34,100,000 ⁴	2025
Antelope Valley Public Landfill I and II	3,564	20,400,000 ⁵	2042
Bakersfield Metropolitan (Bena) SLF	4,500	34,994,127 ⁶	2038

Source: CalRecycle, Solid Waste Information System (SWIS) database, <http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>, accessed July 9, 2012.

Note:

¹ As of June 2006.

² As of November 2006.

³ As of April 2012.

⁴ As of March 1996.

⁵ As of April 2011.

⁶ As of February 2010.

tpd = tons per day; cy = cubic yards

In 2011, the City disposed of 19,465 tons of solid waste at all landfills identified above except for the Azusa Land Reclamation Co. Landfill, Antelope Valley Public Landfill I and II, and Bakersfield Metropolitan (Bena) SLF.²³ The 2011 population for the City of Santa Paula was 29,531. The per capita disposal population rate was 3.6 pounds per person per day (PPD). The per-resident disposal rate target is 5.1 PPD. The total 2010 employment within the City was 6,109, with a per capita disposal employment rate of 17.5 PPD. The per employee disposal rate target is 25.9 PDD.

The existing uses within the East Gateway Project area include approximately 544,500 square feet of industrial, 108,900 square feet of retail uses, and 56 residential dwelling units. Therefore, the East Gateway Project area generates approximately 7,171 tons of solid waste per year, as shown below in **Table 5.14-10, Existing Solid Waste Generation**. The existing amount of agricultural crop residual is considered negligible because it is a subcomponent of the "other organic" standard material type developed by CalRecycle (formerly the California Integrated Waste Management Board).²⁴

23 California Department of Resources Recycling and Recovery (CalRecycle), Disposal Reporting System (DRS), Jurisdiction Disposal by Facility during 2011 for Santa Paula.

24 CalRecycle (formerly the California Integrated Waste Management Board), California 2008 Waste Characterization Study, (August 2009), 107.

**Table 5.14-10
Existing Solid Waste Generation**

Land Uses	Generation Rate	Amount	Solid Waste (tons/yr)
Industrial	0.0108 tons/sf/yr	544,500 sf	5,881
Commercial Retail	0.0108 tons/sf/yr	108,900 sf	1,176
Residential Units	2.04 tons/unit/yr	56 single family	114
		Total	7,171

Source: Ventura County Solid Waste Management Department, Estimated Solid Waste Generation Rates for Industrial/Commercial/Residential Establishments, Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts.

Note: sf = square feet; yr = year.

5.14.3 REGULATORY SETTING

5.14.3.1 Federal Regulations

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply.²⁵ The law was amended in 1986 and 1996 and requires a variety of actions to protect drinking water and its sources. SDWA authorizes the U.S. Environmental Protection Agency (U.S. EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. The U.S. EPA, state agencies, and water purveyors work together to ensure that SDWA standards are met.

Clean Water Act

The federal Clean Water Act (CWA) Section 401 regulates the discharges of pollutants into "waters of the US" from any point or non-point source.²⁶ Individual permits are issued for certain defined sources of discharge, while non-point source runoff from construction sites and urban development is regulated under a series of general permits. Construction that disturbs 1 acre or more is regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater program. In the State of California, the program is administered by the local Regional Water Quality Control Board (RWQCB).

²⁵ 42 USC § 300f.

²⁶ 33 USC § 404.

Federal Pretreatment Regulations

Part 403 in the Code of Federal Regulations²⁷ establishes responsibilities of Federal, State, and local government, industry and the public to implement National Pretreatment Standards to control pollutants which pass through or interfere with treatment processes in Publicly Owned Treatment Works (POTW) or which may contaminate sewage sludge.

5.14.3.2 State Regulations

Interim Enhanced Surface Water Treatment Rule

In 1998, the U.S. EPA put the Interim Enhanced Surface Water Treatment Rule into place,²⁸ with a revision published in 2001. This rule was to comply with requirements of the Safe Drinking Water Act (SDWA) Amendments of 1996, which provide increased public health protection against microbial pathogens, specifically the protozoan *Cryptosporidium*. Additionally, in 2001 the U.S. EPA put the Filter Backwash Recycling Rule into place,²⁹ also as required by the SDWA.

California currently requires water suppliers to filter and disinfect surface water and groundwater under the influence of surface water.³⁰ Since California must adopt federal regulations to maintain primacy for the Drinking Water Program, the regulation package incorporates all the federal revisions. The regulation package also includes provisions that are in addition to the federal revisions.³¹

Disinfectants/Disinfection By-Products Rule

Community water systems and nontransient, noncommunity (community water system that regularly serves at least the same 25 persons over six months per year) water systems that treat their water with a chemical disinfectant in any part of the treatment process or which provide water that contains a chemical disinfectant shall comply with the requirements of the Disinfection Rule. Systems using approved surface water and serving fewer than 10,000 persons and systems using only groundwater not under the direct influence of surface water shall comply beginning January 1, 2004.³²

27 40 CFR, Protection of Environment, Part 403, "General Pretreatment Regulations for Existing and New Sources of Pollution."

28 Federal Register 63 (241), 69478-69521, December 16, 1998.

29 Federal Register 66 (111), 31086-31105, June 8, 2001.

30 22 CCR Chapter 17, Division 4, § 64650.

31 22 CCR Division 4, Chapter 17, "Surface Water Treatment."

32 22 CCR Division 4, Chapter 15.5, "Disinfectant Residuals, Disinfection Byproducts, and Disinfection Byproduct Precursors."

Title 17 Potable Water

Potable water supplies are protected by Title 17 of state law, which controls cross-connections with potential contaminants, including non-potable water supplies such as recycled water. Title 17 specifies the minimum backflow protection required on the potable water system for situations in which there is potential for contamination to the potable water supply.³³

Title 20 Water Efficiency Standards

Title 20³⁴ establishes water efficiency standards (i.e., maximum flow rates) for specific appliances including all new showerheads (2.5 gallons per minute at 80 pounds per square inch), lavatory and kitchen sink faucets (2.2 gallons per minute at 60 pounds per square inch), and commercial pre-rinse spray valves (1.2 gallons per minute at 60 pounds per square inch). Title 20 also establishes maximum water consumption standards for urinals and water closets (1.6 gallons per flush per unit for most units).

Title 22 Recycled Water

Title 22³⁵ sets bacteriological water quality standards based on the expected degree of public contact with recycled water. Title 22 establishes the quality and/or treatment processes required for an effluent to be used for a specific non-potable application. The following categories of recycled water are identified:

- Disinfected tertiary recycled water
- Disinfected secondary-2.2 recycled water.
- Disinfected secondary-23 recycled water
- Un-disinfected secondary recycled water

In addition to recycled water uses and treatment requirements, Title 22 addresses sampling and analysis requirements at the treatment plant, preparation of an engineering report prior to production or use of recycled water, general treatment design requirements, reliability requirements, and alternative methods of treatment.

33 22 CCR Group 4, Article 2, "Protection of Water System," Table 1.

34 20 CCR §§ 1605.1 and 1605.3, "Federal and State Standards for Federally-Regulated Appliances," and "State Standards for Non-Federally Regulated Appliances."

35 20 CCR §§ Title 22, Division 4, Chapter 3, "Water Recycling Criteria."

Urban Water Management Planning Act

The Urban Water Management Planning Act³⁶ (UWMPA) requires urban water suppliers that provide water for municipal purposes to more than 3,000 customers, or more than 3,000 acre-feet per year (afy) of water, to prepare an Urban Water Management Plan (UWMP). The intent of the UWMP is to assist water supply agencies in water resource planning given their existing and anticipated future demands. The UWMP must include a water supply and demand assessment comparing total water supply available to the water supplier with the total projected water use over a 20-year period. It is also mandatory that the management plans be updated every five years.

SB 610 – Water Supply Assessments

In regard to water supply, California Water Code (commonly referred to as SB 610, according to the enacting legislation) require the preparation of a Water Supply Assessment (WSA) for certain projects.³⁷ The Water Code requires a WSA to be prepared for any “project” which would consist of one or more of the following:³⁸

- 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 mixed-use project that includes one or more of the projects specified above; 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.

Because it proposes over 500 housing units, more than 500,000 square feet of commercial space, the proposed development is a “project” as defined by Water Code Section 10912, and thus requires a WSA.

Generally, a WSA must include an analysis of whether the total projected water supplies available to the water provider during normal, single dry, and multiple dry years over the next 20 years is sufficient to meet the projected water demand associated with the project, in addition to existing and planned future

36 Department of Water Resources, Urban Water Management Planning Act (commonly referred to as SB 610), California Water Code §§ 10610–10656.

37 California Water Code §§ 10910–10915

38 California Water Code § 10910(b).

uses.³⁹ Additional analysis is required if the water supplies identified to serve the project include groundwater.⁴⁰

Under SB 610, at the time the lead agency determines a project is subject to CEQA, the agency must identify the public water system that will provide water service to the project and request the water provider to prepare a WSA for the project.⁴¹

SB 610 modifies the requirements for the water supply assessments already required to be provided by the water suppliers to local planning agencies for certain types of projects. This bill also expands the requirements for certain types of information in an UWMP, including an identification of any existing water supply entitlement, water rights, or water service contracts held relevant to the water supply assessment for a proposed project, and a description of water deliveries received in prior years.

Upon the water provider's adoption of the WSA, the WSA must be forwarded to the lead agency and incorporated into the CEQA document being prepared for the project.⁴²

SB 221 Water Supply Verification

Senate Bill 221 (SB 221)⁴³ amended state law to improve the link between information on water supply availability and certain land use decisions made by cities and counties. SB 610 and SB 221 are companion measures which seek to:

- promote more collaborative planning between local water suppliers and cities and counties,
- require that detailed information regarding water availability be provided to city and county decision-makers prior to approval of specific large development projects,
- require that this detailed information be included in the administrative record that serves as the evidentiary basis for an approval action by the city or county on such projects, and
- recognize local control and decision making regarding the availability of water for projects and the approval of projects.

SB 221 establishes the relationship between the WSA prepared for a project and the project approval under the Subdivision Map Act. Pursuant to California Government Code, the public water system must

39 California Water Code § 10910(c).

40 California Water Code § 10910(d).

41 California Water Code § 10910(b).

42 California Water Code § 10911.

43 California Business and Professions Code, § 11010 and California Government Code, § 66473.4.

provide a written verification of sufficient water supply prior to the approval of a new subdivision.⁴⁴ SB 221 prohibits a local planning agency from approving a tentative map, parcel map, or development agreement for residential subdivisions of more than 500 units unless the water supplier issues a written verification that a sufficient water supply is available for the project, or the local agency finds that alternate water supplies are, or will be, available prior to the completion of the project.

A “sufficient water supply” under SB 221 is the total water supplies available to the water provider during normal, single dry, and multiple dry years within a 20-year projection that will meet the projected demand of the proposed subdivision, in addition to existing and planned future uses, including agricultural and industrial uses.⁴⁵ The water provider’s verification must be based on substantial evidence such as water supply contracts, capital outlay programs, and regulatory permits and approvals regarding the water provider’s right to and capability of delivering the project supply.

Proclamation by the Governor of the State on Water Shortage

To combat California's third consecutive year of drought, Governor Arnold Schwarzenegger, on February 27, 2009, proclaimed a state of emergency and ordered immediate action to manage the crisis.⁴⁶ In the proclamation, the Governor uses his authority to direct all state government agencies to utilize their resources, implement a state emergency plan and provide assistance for people, communities and businesses impacted by the drought.

The Governor’s order directs various state departments to engage in activity to provide assistance to people and communities impacted by the drought. The proclamation

- requests that all urban water users immediately increase their water conservation activities in an effort to reduce their individual water use by 20 percent;
- directs the Department of Water Resources (DWR) to expedite water transfers and related efforts by water users and suppliers;
- directs DWR to offer technical assistance to agricultural water suppliers and agricultural water users, including information on managing water supplies to minimize economic impacts and implementing efficient water management practices;

44 California Government Code § 66473.7.

45 California Government Code § 66473.7.

46 Proclamation of the Governor of the State of California, State of Emergency – Water Shortage, February 27, 2009.

- directs DWR to implement short-term efforts to protect water quality or water supply, such as the installation of temporary barriers in the Sacramento–San Joaquin Delta or temporary water supply connections;
- directs the Labor and Workforce Development Agency to assist the labor market, including job training and financial assistance;
- directs DWR to join with other appropriate agencies to launch a statewide water conservation campaign calling for all Californians to immediately decrease their water use; and
- directs state agencies to immediately implement a water use reduction plan and take immediate water conservation actions and requests that federal and local agencies also implement water use reduction plans for facilities within their control.

In particular, the order directs that DWR shall provide updated reports on the state's drought conditions and water availability. According to the proclamation, if the emergency conditions have not been sufficiently mitigated, the Governor will consider additional steps. These could include the institution of mandatory water rationing and mandatory reductions in water use; reoperation of major reservoirs in the state to minimize impacts of the drought; additional regulatory relief or permit streamlining as allowed under the Emergency Services Act; and other actions necessary to prevent, remedy or mitigate the effects of the extreme drought conditions.

2009 Comprehensive Water Legislation

In November 2009, four legislative bills (SBX7-1, SBX7-6, SBX7-7, and SBX7-8) and the supporting bond bill (SBX7-2), creating a comprehensive water package designed to meet California's water challenges, were approved by Governor Schwarzenegger.⁴⁷ The legislation establishes the governmental framework to achieve the co-equal goals of providing a more reliable water supply to California and restoring and enhancing the Delta ecosystem. The package includes requirements to improve the management of our water resources by monitoring groundwater basins, developing agricultural water management plans, reducing statewide per capita water consumption 20 percent by 2020, and reporting water diversions and uses in the Delta. It also appropriates \$250 million for grants and expenditures for projects to reduce dependence on the Delta if the bond issue is approved by the voters in the future.

⁴⁷ Department of Water Resources, California Water Plan Update 2009, Volume 4, (December 2009). Reference Guide, Legislation, 2009 Comprehensive Water Package, Special Session Policy Bills and Bond Summary, (November 2009).

The Safe, Clean, and Reliable Drinking Water Supply Act of 2010 (SBX7-2) will come before the California voters in the future (potentially 2012). If enacted, it would provide funding for California's aging water infrastructure and for projects and programs to improve the ecosystem and water supply reliability for California. The bond bill includes \$2.25 billion for actions improving Delta sustainability. These investments will help to reduce seismic risk to Delta water supplies, protect drinking water quality, and reduce conflict between water management and environmental protection.

Part of the comprehensive water package included SBX7-7 (Steinberg, Chapter 4, Statutes of 2009) – Statewide Water Conservation. This bill creates a framework for future planning and actions by urban and agricultural water suppliers to reduce California's water use. This bill requires the development of agricultural water management plans and requires urban water agencies to reduce statewide per capita water consumption 20 percent by 2020.

California Water Quality Control Board

The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCBs) are the principal state agencies with primary responsibility for the coordination and control of water quality. In the Porter-Cologne Water Quality Control Act⁴⁸ (Porter-Cologne), the California State Legislature declared that the "state must be prepared to exercise its full power and jurisdiction to protect the quality of the waters in the state from degradation." Porter-Cologne grants the boards authority to implement and enforce water quality laws, regulations, policies, and plans to protect the state's groundwater and surface waters.

The East Gateway Project is located within the Los Angeles Region of the California Regional Water Quality Control Board (Los Angeles RWQCB), which provides guidelines for sewage disposal from land developments. The guidelines provide an explanation of the principal statutory authority and administrative procedures under which the RWQCB will fulfill its responsibilities to protect against pollution, nuisance, contamination, unreasonable degradation of water quality, and violation of water quality objectives, as each may occur from the disposal of sewage from land developments.

California Integrated Waste Management Act

The California Integrated Waste Management Act (AB 939), passed by the State of California, mandates the amount of solid waste entering existing landfills and the re-use of solid waste through recycling efforts.⁴⁹ AB 939 requires every city and county in the state to prepare a Source Reduction and

48 State Water Resources Control Board, "Porter Cologne Water Quality Control Act," California Water Code, Division 7, Water Quality, effective January 1, 2008.

49 California Integrated Waste Management Board, "California Integrated Waste Management Act," AB 939.

Recycling Element (SRRE) in its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory state waste diversion goals of 25 percent by the year 1995 and 50 percent by the year 2000. The purpose of AB 939 is to “reduce, recycle, and reuse solid waste generated in the state to the maximum extent feasible.”

The term “integrated waste management” refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and environment. AB 939 established waste management prioritization as follows:

- Source Reduction
- Recycling
- Energy Recovery
- Landfilling
- Household Hazardous Waste Management

California Department of Resources Recycling and Recovery

The California Department of Resources Recycling and Recovery (CalRecycle) has developed a model construction and demolition (C&D) diversion ordinance, as required by Senate Bill 1374,⁵⁰ to assist jurisdictions with diverting their C&D waste material.⁵¹

AB 341

The law establishes a policy goal for California that not less than 75 percent of the solid waste generated be source reduced, recycled or composted by 2020.⁵²

Mandatory Commercial Recycling Measure

The purpose of the Mandatory Commercial Recycling Measure⁵³ is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. This measure is designed to achieve a reduction in GHG emissions of 5 million metric tons of carbon dioxide (CO₂) equivalents. To

50 Kuehl, Chapter 501, Statutes of 2002.

51 CalRecycle, Model Construction and Demolition (C&D) Diversion Ordinance, <http://www.calrecycle.ca.gov/Igcentral/Library/CandDModel/About.htm>.

52 Chapter 476, Statutes of 2011.

53 14 CCR Division 7, Chapter 9.1, “Mandatory Commercial Recycling.”

achieve the measure's objective, an additional 2 to 3 million tons of materials annually will need to be recycled from the commercial sector by the year 2020 and beyond.

On and after July 1, 2012, a business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal.

5.14.3.3 Local Regulations

County of Ventura

Solid Waste

The Ventura County Ordinance Code⁵⁴ establishes regulations to effectively reduce landfill-bound waste from construction and demolition (C&D) activity by requiring permit applicants undertaking specific covered projects to divert or recycle a minimum of 60 percent of the C&D debris resulting from their projects, in compliance with state and local statutory goals and policies.

Ordinance No. 4308

The purpose of Ordinance No. 4308⁵⁵ is to provide for the regulation of solid waste collection, processing, and disposal in the unincorporated area of Ventura County; for planning and implementation of programs for attainment of waste diversion goals established by AB 939, as amended; for the establishment of fees for the recovery of program costs; and for other requirements that the County may determine necessary, related to solid waste, solid waste handling and solid waste facilities that are not encompassed within the regulatory powers of the local enforcement agency under sections 4700-4730 of Chapter 7 of Division 4 of the Ventura County Ordinance Code.

Ordinance No. 4421

The purpose of Ventura County Ordinance No. 4421⁵⁶ is to establish regulations effectively reducing landfill-bound waste from C&D activity by requiring Permit Applicants undertaking specific Covered Projects to Divert, or recycle, a minimum of 60 percent of the construction and demolition (C&D) debris resulting from their projects, in compliance with state and local statutory goals and policies.

54 Ventura County, Ordinance Code, § 4781, "Construction and Demolition Waste Management."

55 Ventura County, Ordinance Code § 4308, "Solid Waste Handling and Disposal, Waste Reduction and Waste Diversion Programs."

56 Ventura County, Ordinance Code, § 4421, "Recycling and Diversion of Construction and Demolition Debris."

City of Santa Paula

General Plan

The City of Santa Paula General Plan defines the framework by which the City's physical and economic resources are to be managed and used in the future.

Land Use Element

The Land Use Element provisions goals, objectives and policies for provision of supporting infrastructure as the City develops. The applicable goals, objectives, and policies in the Land Use Element are presented below.⁵⁷

Infrastructure

Goals

- Goal 8.1 New infrastructure should be sized to support the projected population growth of the community
- Goal 8.2 The orderly continuation, upgrading and expansion of utility services should meet community needs and accommodate new technologies. (Utilities: electricity, telephone, cable TV, gas, water, sewer, petroleum, solid waste, and street lights.)

Objectives

- Objective 8(a) A system of impact fees and/or development agreements should be adopted to assess land development projects for the costs of public facilities, utilities, and infrastructure needed to serve such projects, including but not limited to the following: fire, police, roads, sewers, flood control, recreation, and water.
- Objective 8(c) Public expenditures for services and infrastructure needed by new land development projects should be minimized through the use of owners associations, private facilities, and project designs that minimize costs.

⁵⁷ Santa Paula General Plan, Land Use Element, pp. LU-69 to LU-70.

Objective 8(i) The City should require installation of all utility systems as part of land development projects.

Policies

- Policy 8.a.a. Size new infrastructure to support the projected population growth of the community.
- Policy 8.b.b. Have development pay the costs of needed utility services.
- Policy 8.d.d. Review all new development and annexation proposals to ensure that the City can provide sufficient water production, treatment, and storage capacity to meet acceptable standards.
- Policy 8.e.e. Review all new development and annexation proposals to ensure that the City can provide sufficient wastewater treatment capacity to meet acceptable standards.

Conservation and Open Space Element

The Conservation and Open Space Element⁵⁸ provides the following goals, objectives and policies that are applicable to the East Gateway Project regarding energy conservation:

Energy Conservation

Goals

Goal 7.2 Utility resources should be conserved.

Objectives

Objective 7(b) Energy and water conservation should be promoted as part of land development projects.

Policies

Policy 7c.c. Energy and water conservation should be promoted as part of land development projects.

58 Santa Paula General Plan, Conservation and Open Space Element, pp. CO-48 to CO-50.

Water Resources

Goals

- Goal 9I.I. Water shall be made available for all new development prior to 9.1. Aquifer recharge areas should be protected and enhanced.
- Goal 9.6 Proved adequate water to serve new development in the City and the expansion areas.

Objectives

- Objective 9(g) The improvement of water quality for drinking, cleaning, and other uses, should be encouraged and supported.

Policies

- Policy 9h.h. Local watersheds and aquifer recharge areas should be protected and enhanced and standards set for development in those areas.
- Policy 9i.i. The conservation of water supply should be encouraged and supported.

Municipal Code

Water

The Santa Paula Municipal Code (SPMC)⁵⁹ establishes water conservation requirements and implementing contingency measures in the event of water shortages.

Sewer System and Wastewater

The purpose of the Wastewater Disposal Chapter of the SPMC ⁶⁰ is to control and regulate sewage, liquid waste and industrial waste discharges directly or indirectly into the City’s sewer system. The SPMC contains specific discharge limitations for industrial users and pretreatment requirements for any discharge that exceeds the City’s requirements into the sewer system, and the requirements for obtaining industrial wastewater discharge permits for discharge into the City’s sewer system.

59 SPMC, Chapter 58, “Water Conservation.”

60 SPMC, § 51.035, “Wastewater Disposal.”

Integrated Waste Management

The Construction and Demolition diversion section of the SPMC contains diversion requirements that at least the specified percentages of the waste tonnage of demolition and construction debris generated from every demolition, remodeling and construction project must be diverted from going to landfill by using recycling, reuse and diversion programs.⁶¹ Demolition projects must divert 50 percent of waste tonnage including concrete and asphalt, and 15 percent of waste tonnage excluding concrete and asphalt. Construction and remodeling projects must divert 50 percent of waste tonnage. Separate calculations and reports are required for demolition and for the construction portion of projects involving both demolition and construction.

Urban Water Management Plan

The City of Santa Paula's 2010 UWMP⁶² extends the planning horizon to 2035, provides a comprehensive assessment of the City's water resource needs for the planning period, develops a plan to meet the SBX7-7 requirements for achieving interim 2015 and 2020 urban water use targets, and provides the DWR with information on present and future water sources and demands.

Potable Water System Master Plan Amendment

The purpose of the City of Santa Paula Potable Water System Master Plan Amendment⁶³ (see **Appendix 2.0**) is to amend the existing 2005 Potable Water System Master Plan to reflect updated East Area 1 and East Area 2 water system improvements. Because the approved Potable Water Master Plan does not reflect East Area 1 and East Area 2 developments, the amendment was prepared to update the existing Plan. The amendment specifically addresses the East Area 1 and East Area 2 proposed improvements, and how each development's potable water system will be integrated into the existing City infrastructure.

Wastewater System Master Plan

The City of Santa Paula 2012 Wastewater Master Plan⁶⁴ is an update of the 2005 Wastewater Master Plan (see **Appendix 2.0**). The 2012 Master Plan provides recommendations and operations for the City's sanitary sewer collection system, and addresses the current sanitary sewer needs, and provides estimates and plans for future needs.

61 SPMC, § 50.141, "Diversion Requirements."

62 City of Santa Paula, 2010 Urban Water Management Plan Update, June 2011.

63 City of Santa Paula, 2005 Potable Water System Master Plan Amendment, June 2012.

64 Ibid, Wastewater System Master Plan, June 2012.

5.14.4 THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project would have a significant effect on the environment, the *California Environmental Quality Act (CEQA)* identifies criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions. Specifically, Appendix G of the *State CEQA Guidelines* (Environmental Checklist Form) lists the following thresholds, under which a project may be deemed to have a significant impact on agricultural resources 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 entitlements needed?
- 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?
- Comply with federal, state, and local statutes and regulations related to solid waste?

5.14.5 PROJECT IMPACTS

The environmental impact analysis presented below is based on determinations made in the Notice of Preparation (NOP) for issues that were determined to be potentially significant with mitigation incorporated, or for issues identified by reviewing agencies, organizations, or individuals commenting on the NOP who made a reasonable argument that the issue was potentially significant (see Responses to NOP, **Appendix 1.0**).

5.14.5.1 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Impacts

The City's Public Works Department oversees management of all water and wastewater issues for the City. The City recently constructed a WRF which treats the wastewater generated within City limits. The City is located within the jurisdiction of the Los Angeles RWQCB. As discussed below in **Section 5.14.5.5**, the WRF has adequate capacity to accommodate the East Gateway Project.

The Los Angeles RWQCB regulates the treatment of wastewater at treatment plants and the discharge of the treated wastewater into receiving waters. The City is responsible for adhering to Los Angeles RWQCB regulations as they apply to wastewater generated and discharged by the WRF. The WRF has been designed to treat typical wastewater flows from different land uses within the East Gateway Project area.

The resulting effluent from the treatment process must meet the Waste Discharge Requirements ("WDR") Order No. R4-2007-0028 as amended by WDR Order No. R4-2010-0074.

There are six existing industrial discharges which discharge to the WRF. Local evidence of aquifer contamination demonstrates that chemicals used in the industrial industries discharging into the WRF are already present in the subsurface.

The East Gateway Project includes land uses which would discharge into the City's sewer system. Each waste discharger must comply with the SPMC in order to meet the requirements of the WDR permit issue to the City by the Los Angeles RWQCB.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

5.14.5.2 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?

Impacts

Water

Water supply to the East Gateway Specific Plan project site is currently supplied by the City of Santa Paula Water System. Existing services that cross the site from the north will be re-routed to accommodate the eventual development plan. Four existing wells operated by Farmers Irrigation Company (FICO) are located along the southern property. These wells and their service lines will be accommodated in the final development plan so they can remain active. No new groundwater wells are proposed as part of the project.

Onsite water lines are sized for the peak water demand. The average water demand for the proposed East Gateway Specific Plan is approximately 16.7 acre-feet per year (afy).

The East Gateway Project would be served from the existing City of Santa Paula water main in Hallock Drive to the west, which is part of the 200 Zone system, and the new system installed in East Area 1 to the north. The Gateway Project would be serviced by either the 200 or 300 pressure zone and would be determined at the time of the new water system construction. This looped water system provides adequate water pressure and fire flow for proposed structures. The East Area 1 Specific Plan project is conditioned to provide a 3.0 million gallon storage tank; a 2.0 million gallon tank for City uses is also proposed. The conditioned 3.0 million gallon tank has capacity for both East Area 1 and the East Gateway Project which would ensure the fire protection capacity of the proposed system.

A preliminary water layout for the East Gateway Specific Plan is presented in **Figure 2.0-18, Conceptual Water Plan**. Variations of this backbone stormwater system for alternative plan layouts are shown in **Figure 2.0-19, Conceptual Water Plan Variations**.

The East Area 1 Specific Plan project is conditioned to provide a 3.0 million gallon storage tank; a 2.0 million gallon tank for City uses is also proposed, however the 3.0 million gallon tank has capacity for both East Area 1 and the East Gateway Project. This will ensure the fire protection capacity of the proposed system.

As discussed in the City's Potable Water System Master Plan, the East Gateway Project will be served from the existing City water main in Hallock Drive and would connect to the new tanks and distribution

system of East Area 1. Storage tanks installed as a part of the future East Area 1 development would provide additional storage for the 200-zone system. Furthermore, the Ferris Lane area would upgrade the existing 2-inch water lines, which are known to be deficient, to 6-inch or 8-inch water pipelines.

The East Gateway Specific Plan would develop an internal water distribution system which would consist of an 8-inch water line that would connect to the existing water line located east of the South Hallock Drive and Old Hallock Drive intersection. The construction activities associated with the installation of the water distribution system (i.e., trenching and paving) would result in potential significant aesthetic, biological, cultural, geology and soils, hydrology and water quality, and noise impacts.

Water supply to the East Gateway Specific Plan project site is currently supplied by the City of Santa Paula Water System. Existing services that cross the site from the north will be re-routed to accommodate the eventual development plan. Four existing wells are operated by Farmers Irrigation Company (FICO) along the southern property. These wells and their service lines will be accommodated in the final development plan so they can remain active. Onsite water lines are sized for the peak water demand.

The WSA for the proposed project (see **Appendix 5.14**) indicates that adequate water exists within the City water supply to meet project requirements. No additional water supplies would be required.

Based on the type and intensity of uses that would be allowed by the proposed East Gateway Specific Plan Area and General Plan Land Use designations for the remainder of the areas being annexed, the East Gateway Project could be developed over time with up to approximately 899,500 sq. ft. of commercial and light industrial uses and approximately 10 single family dwelling units. In addition, Santa Paula Creek will be designated as open space – passive and the railroad will be designated as open space – parks and recreation. As shown in **Table 5.14-11, East Gateway Project Water Demand**, the uses that would be permitted by the proposed project would use 36.2 (Retail Center option) to 38.5 afy (Mixed Use/Business Park option) of water per year, depending on the mix of retail commercial and business park uses developed in the East Gateway Specific Plan Area. This is less than existing use of 38.99 afy as shown in **Table 5.14-7**.

Currently, a portion of the project site received irrigation water from Farmer's Irrigation Company (FICO) Well No. 7A; this well has delivered an average of 407.0 afy per for agricultural uses over the past five years (see **Table 5.14-8**). The area served by this well will be served in the future by the City water system, and the water from FICO well No. 7A will be available for other agricultural use. By reducing the amount of area served by existing water wells, water currently obtained from these wells would be able to be used for other purposes (primarily agriculture) within the Santa Paula Basin.

**Table 5.14-11
East Gateway Project Water Demand**

Proposed Land Use	Total Units	Demand Rate	Annual Demand (gallons/year)	Annual Demand (acre-feet/year)
Retail commercial	310,000 sf	15.1 gal/sf/yr	4,681,000	14.4
Business park	350,000 sf	15.1 gal/sf/yr	5,285,000	16.2
Retail commercial	10,000 sf	15.1 gal/sf/yr	151,000	0.5
Business Park	68,500 sf	15.1 gal/sf/yr	1,034,350	3.2
Retail commercial	250,000 sf	15.1 gal/sf/yr	3,775,000	11.6
Light industrial	78,000 sf	2.49 gal/sf/yr	194,220	0.6
Light industrial	91,500 sf	2.49 gal/sf/yr	227,835	0.7
Light industrial	34,000 sf	2.49 gal/sf/yr	84,660	0.3
Light industrial	11,500 sf	2.49 gal/sf/yr	28,635	0.1
Light industrial	56,000 sf	2.49 gal/sf/yr	139,440	0.4
SF Homes	10 units	0.5 afy	n/a	5.0
Total demand with Specific Plan - Retail Center			10,165,140	36.2
Total demand with Specific Plan - Mixed Use/Business Park			10,920,140	38.5

Note:

sf = square feet; gal/sf/yr = gallons per square feet per year; afy = acre-feet per year; n/a = not available

Demand rates were utilized from the 2010 UWMP for commercial, industrial, and residential land uses.

It should be noted that the projected water demand for the East Gateway Project is within the projected water demand for the East Area 2 Planning Area.

Wastewater

The East Gateway Project will be located within sewer zone 13. The projected wastewater flow from the East Gateway Project is approximately 0.066 MGD.⁶⁵ The East Gateway Project is expected to connect to the main trunk sewer that is south of the Santa Paula Freeway (SR 126).

The Lemonwood 2 station will serve most of the East Gateway Project with most of the flows to the City's Lemonwood 1 lift station being redirected to the new Lemonwood 2 lift station. The Lemonwood 1 lift station would still operate, however at a much lower flow rate and could serve as a backup to Lemonwood 2 during maintenance operations or during an emergency condition which adds redundancy to the system.⁶⁶

Figure 2.0-22, Conceptual Sewer Plan, illustrates the conceptual alignment of the wastewater conveyance system for the East Gateway Specific Plan area. The East Gateway Specific Plan would develop an internal distribution system comprised of 6-inch, 8-inch, and 12-inch sewer lines which would connect to the existing 8-inch sewer line located at the corner of Hallock Drive and Lemonwood Drive.

⁶⁵ City of Santa Paula, Wastewater System Master Plan, June 2012, Table 3-2.

⁶⁶ Ibid, p.12.

Recycled Water

Currently there are no recycled water systems in the East Gateway Project vicinity.

When recycled water becomes available, the proposed East Gateway Specific Plan recycled water system would operate via a proposed 12-inch distribution main as called for by the City's Recycled Water Master Plan and per the East Area 1 Specific Plan. The main would terminate at the intersection of Hallock Drive and Telegraph Road, which would become the point of connection for the East Gateway Specific Plan area. A preliminary recycled water site plan layout is presented in **Figure 2.0-20, Conceptual Recycled Water Plan**. The East Gateway Specific Plan would be serviced with an 8-inch main for the purposes of irrigation for planters and open space.

Mitigation Measures

The following measures have been identified to mitigate the identified impacts:

- Aesthetic mitigation measure **5.1-1**;
- Biological resource mitigation measures **5.4-1 to 5.4-14**;
- Cultural resource mitigation measures **5.5-1 to 5.5-3**;
- Geology/soil mitigation measures **5.6-1 to 5.6-8**;
- Hydrology and water quality mitigation measures **5.9-1 to 5.9-3**;
- Noise mitigation measures **5.11-1 to 5.11-7**; and
- Transportation/traffic mitigation measures **5.13-1 to 5.13-11**.

Residual Impacts

Impacts would be less than significant.

5.14.5.3 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?

Impacts

The majority of the project area is currently developed; those areas that are not developed are isolated to parcels within developed areas, or are adjacent to open space. No substantial changes in stormwater drainage would occur.

Treatment systems would be based on the treatment volume calculation guidelines provided in the Ventura County Water Quality Manual. The treatment types will include bioswales, bioretention cells, infiltration trenches, permeable pavement and/or detention basins as needed based on the proposed site plan layout.

Drainage for the Santa Paula East Gateway Specific Plan is presented in **Figure 2.0-16, Conceptual Drainage Plan**. Storm drain facilities would be sized to meet City of Santa Paula standards. The storm drain system would discharge at the southeastern edge of the property into the existing channel that parallels Orcutt Creek. Stormwater conveyance and treatment requirements would meet City of Santa Paula and State Water Resources Control Board MS4 Requirements.

Variations of this backbone stormwater system for alternative plan layouts are shown in **Figure 2.0-17, Conceptual Drainage Plan Variations**.

Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be less than significant.

5.14.5.4 Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Impacts

The City's General Plan designates the East Area 2 Planning Area 136 acres in total size.⁶⁷ The East Gateway Project is 112 acres in total size. Of this total, approximately 100 acres is located within the General Plan designated East Area 2 Planning Area. Based on the General Plan buildout assumptions and the 2010 UWMP water demand rate for commercial uses (2.03 acre-feet per year per acre), the East Area 2 Planning Area water demand is projected to be approximately 74.6 afy. Of this total, the East Gateway Project area allocation is projected to be approximately 54.9 afy of water.⁶⁸ Furthermore, the 2010 UWMP projected approximately 74.6 afy based on the buildout floor area of the East Area 2 Planning area (1,602,000 square feet).

At buildout, the East Gateway Project would develop 899,500 sf, approximately 56 percent of the projected UWMP water demand. Therefore, the allocated water projection for the East Gateway Project would result in a projected water demand of approximately 41.9 afy.

The East Gateway Project would demand approximately 36.2 afy to 38.5 afy of City potable water depending on the development option built, as shown in **Table 5.14-11**. This would result in an increase of approximately 0.3 to 2.6 afy over existing water use and would result in 3.4 to 5.7 fewer acre-feet of water demand than that projected by the 2010 UWMP for the East Gateway Project area and 16.4 fewer acre-feet per year than General Plan projections. Therefore, the East Gateway Project water demand would be less than that projected in the 2010 UWMP, which has already been accounted for in the 2010 UWMP. The East Gateway Specific Plan would account for approximately 16.7 acre-feet per year out of the total 36.2 to 38.5 afy.

The East Gateway Project includes approximately 899,500 sf of planned commercial and industrial buildout and approximately 10 single family dwelling units for the east side of the City of Santa Paula. In addition, Santa Paula Creek will be designated as open space – passive and the railroad will be designated as open space – parks and recreation.

As discussed in the UWMP, the proposed uses will utilize recycled water to meet irrigation demands.

67 Santa Paula General Plan, Land Use Element, Table LU-5.

68 $100 \text{ acres} / 136 \text{ acres} = 0.735$; $0.735 \times 74.6 \text{ afy} = 54.9 \text{ afy}$

The project does not require or need recycled water to ensure an adequate water supply. However, as indicated in the City's UWMP, recycled water will increase the City's availability of supplies as well as increase the reliability of supplies.

In accordance with SPMC § 52.021, the landowners or developers within the East Gateway area not currently served by the City's water system, are required to transfer their groundwater rights to the City as a condition of project approval. As discussed above, there would be enough water to supply the East Gateway Project area. As such, the landowners or developers would not be required to acquire additional water rights or pay a water resource in-lieu fee to serve the anticipated water use.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

5.14.5.5 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?

Impacts

The existing operating capacity of the WRF is 3.15 MGD, with a final buildout capacity of 4.2 MGD. The average wastewater flow for year 2011 was approximately 1.97 MGD. As shown in **Table 5.14-12, East Gateway Project Wastewater Generation**, the projected average dry weather flow for the East Gateway Project, which includes development of the East Gateway Specific Plan Business Park Option, would be 0.034 million gallons per day (MGD).

The East Area 2 planning area was included in the City's Wastewater Master Plan as projected development within the City. The East Gateway Project is approximately 56 percent smaller than the projected development potential identified within the Wastewater Master Plan.

**Table 5.14-12
East Gateway Project Wastewater Generation**

Area	Water Demand ¹ afy	Average Dry Weather Flow			Peak Dry Weather Flow		
		Gallons per minute (gpm)	Cubic feet per second (cfs)	Million gallons per day (MGD)	gpm	cfs	MGD
East Gateway Project ²	38.5	23.9	0.053	0.034	59.7	0.133	0.086
East Gateway Specific Plan Retail Commercial Option	14.4	8.9	0.020	0.013	22.3	0.050	0.032
East Gateway Specific Plan Mixed Use/Business Park Option	16.7	10.4	0.023	0.015	25.9	0.058	0.037

Source: City of Santa Paula, Wastewater Master Plan, (June 2012) Table 3-2 and Table 3-3.

Notes:

The City Wastewater Master Plan assumed a one:one ratio between water demand and wastewater generation for the East Area 2 planning area, and indicates that the East Area 2 would generate a total of 0.066 MGD of average dry weather flow and 0.052 MGD for the future factored wastewater average dry weather flow.

¹ Water demand estimated for the East Gateway Project.

² The East Gateway Project projected wastewater demand includes the East Gateway Specific Plan Business Park Option (for a more conservative analysis).

The East Gateway Project is projected to result in average daily flows of 0.034 MGD. The City's Wastewater Master Plan identifies the East Area 2 generating average dry weather wastewater flow of 0.066 MGD. As the East Gateway is below the projected average daily wastewater generation and the City's Wastewater Master Plan projects adequate capacity of the WRF, impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

5.14.5.6 Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Impacts

The City disposes the majority of generated waste at the Toland Road Landfill. The Toland Road Landfill is permitted to accept a maximum of 1,500 tons of solid waste per day with a remaining capacity of

21,983,000 cubic yards. The typical number of operational days per year for the Toland Road Landfill is 260.

The East Gateway Project would comply with the requirements of the SPMC Construction and Demolition Diversion Section which states that demolition, construction, and remodeling shall divert 50 percent of waste tonnage. Separate calculations and reports are required for demolition and for the construction portion of projects involving both demolition and construction. In addition, the East Gateway Project would comply with State requirements to reduce solid waste generated by the project and for mandatory commercial recycling which would increase recycling efforts within the State.

The East Gateway Project area currently generates approximately 7,171 tons per year of solid waste. The East Gateway Project is projected to generate approximately 10,275 tons per year (tpy) of solid waste, as shown in **Table 5.14-13, Estimated East Gateway Project Solid Waste Generation**. Of the projected 10,275 tpy generated by the East Gateway Project, the East Gateway Specific Plan is projected to generate approximately 3,888 tpy. The reason for a larger amount of solid waste generated within the East Gateway Specific Plan area over that generated by the East Gateway Project area is due to the increase in the amount of retail area within the East Gateway Specific Plan area when compared to that generated by existing land uses.

**Table 5.14-13
Estimated East Gateway Project Solid Waste Generation**

Area	Solid Waste Generation (tons/year)	Solid Waste Generation (tons/day)
East Gateway Project	10,275*	39.6
East Gateway Specific Plan Retail Option ¹	3,348	12.9
East Gateway Specific Plan Business Park Option ²	3,888	15.0
Existing East Gateway Project area ³	7,171	27.6
Difference between EGSP Retail Option	2,564	n/a
Difference between EGSP Business Park Option	3,104	n/a

Source: Ventura County Solid Waste Management Department, *Estimated Solid Waste Generation Rates for Industrial/Commercial/Residential Establishments, Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts*.

Note: Tons per day was determined using the Toland Road Landfill number of operational days within a year (260 operational days).

* The total solid waste generated includes the East Gateway Specific Plan (EGSP) Business Park Option, which is a more conservative estimate.

¹ The East Gateway Project with the EGSP Retail Option contains 271,000 sf of industrial uses, 628,500 sf of retail uses, and 10 single family units.

² The East Gateway Project with the EGSP Business Park Option contains 271,000 sf of industrial uses, 678,500 sf of retail uses, and 10 single family units.

³ Existing East Gateway Project area contains 544,500 sf of industrial uses, 108,900 sf of retail uses, and 56 single family residential units.

The reason for a larger amount of solid waste generated by the EGSP Options over that generated by the East Gateway Project is due to the increase in the amount of retail area within the EGSP area when compared to that under existing conditions.

The East Gateway Project is estimated to generate approximately 10,275 tons per year, an increase of approximately 3,104 tons per year, or approximately 39.6 tons per day. As such, the East Gateway Project would account for approximately 3 percent of the Toland Road Landfill permitted daily capacity. The next nearest landfill to the project site is the Simi Valley Landfill & Recycling Center. The East Gateway Project would account for less than one percent of the maximum permitted daily capacity for the Simi Valley Landfill & Recycling Center.

Under the Retail Alternative for the East Gateway Specific Plan, the number of employees that would be generated would be 1,301. Assuming that there is no additional employment growth within the City, the total employment in the City would be 7,410. With implementation of the East Gateway Project, the citywide projected solid waste disposal would be 32,635 tons per year.⁶⁹ Based on the Retail Alternative, the per City's capita disposal employment rate would be 24.1 PPD⁷⁰ which would be under the 25.9 PDD employment target for the City.

Although adequate landfill capacity appears to be available, future landfill space may not be available when the East Gateway Project is developed. The nearest landfill (Toland Road) is permitted through 2027 but has a limit on its daily capacity of 1,500 tpd (see **Table 5.14-9**). The next nearest landfill (Chiquita Canyon) has the ability to take in more daily capacity (6,000 tpd) but is only permitted through 2019. Given that future landfill capacity may not be assured should the East Gateway Project is fully developed, impacts are potential significant.

Mitigation Measures

The following measures have been identified to mitigate the identified impacts.

5.14-1 Before construction, the applicant must be responsible for the preparation of an assessment of landfill capacities at Toland Road Sanitary Landfill and Chiquita Canyon Sanitary Landfill. The applicant must coordinate with the both landfill operators to determine whether these landfills have adequate capacity to serve the proposed project. If adequate landfill space is not available, then the applicant must identify alternative landfill sites to accept both construction and operation solid waste and debris.

5.14-2 The applicant must implement waste reduction and recycling programs to divert construction solid waste from the area landfill. A construction recycling plan must be submitted and approved by the Director of Public Works. A final report as to the amount recycled must be provided to the Director of Public Works at the completion of

69 Existing City generation (29,531 tons per year) + Project generation (3,104 tons per year) = 32,635 tpy.

70 32,635 tons per year * 2,000 pounds / 365 days / 7,410 employees = 24.1 PDD)

construction activities documenting the waste reduction efforts conducted, including a listing of solid waste diversion amounts, and the amount of waste sent to landfills. The report must also document how the construction contractor complied with applicable state and local statutes and regulations to reduce and recycle solid waste generated during construction.

Residual Impacts

Impacts would be less than significant.

5.14.5.7 Comply with federal, state, and local statutes and regulations related to solid waste?

Impacts

As discussed above, the City met the waste diversion requirements of AB 939 for 2011 for per capita disposal population rate targets and per employee disposal rate targets. The East Gateway Project would comply with AB 939 and AB 231 and the City's Construction and Demolition Diversion section of the SPMC which states that demolition, construction, and remodeling shall divert 50 percent of waste tonnage. Separate calculations and reports are required for demolition and for the construction portion of projects involving both demolition and construction.

The East Gateway Specific Plan includes policies that support recycling to reduce the amount of solid waste sent to the landfill. Waste carts for household trash, recycling, and green waste will be provided.

Impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impacts

Impacts would be less than significant.

5.14.6 CUMULATIVE ANALYSIS

Cumulative Impacts

Water

The 2010 UWMP prepared for the City projects water demand within the City's service area for the next 20 years. The 2010 UWMP analyzes future water demand at buildout conditions for normal, dry year, and multiple dry water years. As indicated in the analysis above, there is expected to be a surplus of water during normal, dry year, and multiple dry year scenarios. As such, cumulative water impacts would be less than significant.

Wastewater

The projected wastewater flow is expected to increase, resulting in a projected flow of 2.87 MGD at buildout. The expected future peak flow would be 5.74 MGD.⁷¹ Zone 13 is expected to require a 15-inch PVC pipe to handle the future wastewater flows for East Area 1, the East Gateway Project, and the existing and proposed uses within Zone 13. East Area 1 proposes to construct a new lift station near the end of Lemonwood Drive south of SR 126 (Lemonwood 2). Completion of proposed East Area 1 improvements would result in diversion of most of the wastewater flow to the existing lift station south of SR 126 in the Lemonwood Industrial Park (Lemonwood 1) and substantially correct the limited capacity.⁷² Cumulative wastewater impacts would be less than significant.

Solid Waste

The East Gateway Project would add incremental increases in solid waste disposal at landfills located within Ventura County. In total, there is approximately 15 years of capacity at the Toland Road Sanitary Landfill, seven years for the Chiquita Canyon Sanitary Landfill, approximately 40 years of capacity at the Simi Valley Landfill & Recycling Center, 13 years at the Azusa Land Reclamation Co. Landfill, 30 years at the Antelope Valley Public Landfill I and II, and 26 years at the Bakersfield Metropolitan (Bena) Solid Waste Landfill. The City is currently below the per capita population disposal rate target of 5.1 PDD and below the per capita disposal employment rate target of 25.9 PDD.

Assuming that all of the expansion areas and other probable future developments are completely built out according to the City's General Plan, the cumulative solid waste generation would total 55,811 tons per year, as shown in **Table 5.14-14, Estimated Cumulative Solid Waste Generation**. The East Gateway

71 City of Santa Paula, Wastewater System Master Plan, 2012, p.14-15.

72 Ibid, p. 23.

Project would account for approximately 5.5 percent of the City’s estimated cumulative solid waste generation.

**Table 5.14-14
Estimated Cumulative Solid Waste Generation**

Land Use	Solid Waste Generation (tons/year)	Solid Waste Generation (tons/day)
East Gateway Project	3,104	11.9
Fagan Canyon	1,798	6.9
Adams Canyon	1,291	5.0
East Area 1	7,701	29.6
West Area 2	6,480	24.9
Existing City Uses	29,531	113.6
Other City Buildout*	5,906	22.7
Total	55,811	214.3

Source: Ventura County Solid Waste Management Department, Estimated Solid Waste Generation Rates for Industrial/Commercial/Residential Establishments, Guidelines for Preparation of Environmental Assessments for Solid Waste Impacts.

Note:

Tons per day was determined using the Toland Road Landfill number of operational days within a year (260 operational days).

* Other buildout assumes 20 percent of solid waste generated by existing uses to account for all other probable future projects identified in the City’s Development Activity List

East Area 1 solid waste generation was determined by the East Area 1 Draft EIR.

Solid waste for all other expansion areas, except for East Area 2, was calculated using Table 4.0-1.

The City will continue to implement programs for source reduction and recycling and require that subsequent projects complete environmental review to minimize solid waste disposal at the six disposal facilities. Furthermore, the State has set a goal to recycle, source-reduce, or compost 75 percent of solid waste generated.

The City would utilize the Toland Road Sanitary Landfill until the landfill reaches capacity. At the time Toland Road Sanitary Landfill closes, the City would utilize the capacity of the five remaining landfills previously used for solid waste disposal. The combined remaining capacity of the five landfills is estimated to last for 116 years, or an average of 23.2 years.

As such, cumulative impacts would be less than significant, because the six landfills discussed above have adequate capacity for decades, to service the East Gateway Project and other development requiring solid waste disposal.

Cumulative Mitigation

No mitigation is required.

Residual Impacts

The proposed project would not be considered cumulatively considerable and impacts would be less than significant.

5.14.7 REFERENCES

Local agency planning documents used in this section include the following:

- City of Santa Paula 2010 Urban Water Management Plan Update, June 2011.
- Santa Paula General Plan, Conservation and Open Space Element.
- City of Santa Paula, 2005 Potable Water System Master Plan Amendment, June 2012.
- City of Santa Paula, *Wastewater System Master Plan*, June 2012.
- Water Supply Assessment and Verification for the East Gateway Project, June 2012.