

SECTION 4.13
UTILITIES AND SERVICE SYSTEMS

4.13 UTILITIES AND SERVICE SYSTEMS

4.13.1 Existing Conditions

4.13.1.1 Wastewater

The Goleta Sanitary District (GSD) currently provides sewer service to approximately 6,000 customers and would provide sewer service to the project. GSD uses a “separate” sewer system. In this type of system, the pipes used to transport the wastewater to the treatment plant carry only wastewater. Santa Barbara County Flood Control maintains a separate system of storm drains that takes care of the large volumes of water from rain. Stormwater is discharged directly to creeks without treatment (GSD 2012).

The Goleta wastewater treatment plant (GWWTP) has a current capacity of 9.7 million gallons per day (MGPD) with a Regional Water Quality Control Board (RWQCB) permitted treatment capacity of 7.64 MGPD. Current volumes are approximately 4.7 MGPD (Werner pers. comm.).

The project includes abandonment in place of portions of an existing sewer line on site and relocation of a sewer line. The new sewer lines would run along the eastern and western drive aisles, continuing to a connection point (an existing man hole) west of the proposed new driveway on Hollister Avenue. GSD recently relocated a lift station from the north side of Hollister Avenue in front of the project site to Firestone Road, south of Hollister Avenue.

4.13.1.2 Water Supply

The Goleta Water District (GWD) is the water purveyor for the City of Goleta, serving approximately 86,950 residents, through a distribution system of over 270 miles of pipeline. The district supplies water within a 29,000-acre area bounded by the Los Padres National Forest to the north and extending from the western edge of the City of Santa Barbara to El Capitan on the Gaviota Coast at its western perimeter. The various classes of customers serviced by GWD include residential (47%), commercial and institutional (25%), and agricultural (18%). (City of Goleta 2004a, Kennedy/Jenks Consultants 2011.)

A number of GWD reports are referenced later in this section, including the 2010 Urban Water Management Plan (UWMP) prepared by Kennedy/Jenks Consultants, the 2011 Water Supply Management Plan prepared by Steven Bachman, the 2010 Groundwater Management Plan prepared by Steven Bachman, and the 2010 Water Conservation Plan. All of these documents are available and accessible for review on the GWD website, www.goletawater.com/documents. In addition, this section includes reference to a County of Santa Barbara water supply report covering all areas of the County, including the area served by the GWD. This report is identified as the “Santa Barbara County Water Supply and Demand, Current Uses and Future Estimates” report and was prepared for the County Water Agency by GEI Consultants in September 2013. This report is available for review on the Santa Barbara County Public Works, Water Resources Division, Water Agency website (<http://www.countyofsb.org/pwd/pwwater.aspx?id=41398>).

GWD has multiple sources of water supply, including the Cachuma Reservoir, groundwater, State Water Project water, and recycled water. Actual water deliveries were 11,268 acre-feet per year (AFY) in 2005 and 12,209 afyAFY in 2010, indicating an increase of approximately 188

acre-feet of water delivered per year.¹ For projected water demand, GWD considers both moderate and high growth rates and makes demand estimates with and without conservation. Tables 4.13-1 and 4.13-2 provide the range of anticipated water demand, by sector, for years 2015 through 2035. The UWMP moderate estimate is based on historic population growth rates, and the high estimate is based on land use based growth rates. Projecting water demand for the UWMP 20–25 year horizon is inexact; water demand can be affected by the type and level of future development, actual population increases, changes in per capita water use due to implementation of mandated conservation measures, and expanded use of recycled water. Therefore, the UWMP is updated every 5 years to allow for ongoing updates and refinement of GWD’s water supply, water demands, and strategies for best managing GWD’s resources in a variety of circumstances, including droughts.

**TABLE 4.13-1
TOTAL PROJECT WATER USE—MODERATE ESTIMATE (AFY)**

Water Use	Current	2015	2020	2025	2030	2035
Total Water Deliveries	13,142	13,275	13,267	13,682	14,113	14,562
Sales to Other Water Agencies	0	0	0	0	0	0
Additional water uses and losses	1,859	1,954	1,973	2,009	2,028	2,054
Total	15,001	15,229	15,240	15,690	16,141	16,617

Source: Kennedy/Jenks Consultants 2011.

**TABLE 4.13-2
TOTAL PROJECT WATER USE—HIGH ESTIMATE (AFY)**

Water Use	Current	2015	2020	2025	2030	2035
Total Water Deliveries	13,142	14,045	14,675	15,460	15,652	16,089
Sales to Other Water Agencies	0	0	0	0	0	0
Additional water uses and losses	1,859	1,954	1,973	2,009	2,028	2,054
Total	15,001	15,999	16,647	17,469	17,679	18,143

Source: Kennedy/Jenks Consultants 2011.

According to the 2010 Urban Water Management Plan, GWD expects to meet all projected water demands during normal and single and multiple dry years. In addition, per capita residential, commercial, and industrial water use is expected to decrease in response to implementation of GWD and State-mandated water conservation measures. Table 4.13-3 summarizes the currently available and planned water supplies.

¹ Water deliveries are based on sales data and do not account for system losses.

**TABLE 4.13-3
SUMMARY OF CURRENT AND PROJECTED WATER SUPPLIES (AFY)**

Water Supply Source	2010	2015	2020	2025	2030	2035
<i>Existing Supplies</i>						
Cachuma Project Water	9,322	9,322	9,322	9,322	9,322	9,322
State Water Project Water	3,800	3,800	3,800	3,800	3,800	3,800
Groundwater	2,350	2,350	2,350	2,350	2,350	2,350
Recycled Water	1,150	1,150	1,150	1,150	1,150	1,150
Transfers/Exchanges	0	0	0	0	0	0
<i>Total Existing Supplies</i>	16,622	16,622	16,622	16,622	16,622	16,622
<i>Planned Supplies</i>						
Potable Water Projects	0	0	0	0	0	0
<i>Total Planned Supplies</i>	0	0	0	0	0	0
Total Estimated Supplies	16,622	16,622	16,622	16,622	16,622	16,622

Source: Kennedy/Jenks Consultants 2011.

Tables 4.13-4 and 4.13-5 provide data from the County Water Agency report, "Water Supply and Demand, Current Uses and Future Estimates" (Table A-7) and include an analysis of the need for additional water supplies for the GWD through the year 2040.

**TABLE 4.13-4
ADDITIONAL WATER REQUIRED TO MEET PROJECTED DEMAND (2010-2025)**

DAU and Subareas	2010				2015				2020				2025			
	Total Available	Total Demand	Total Return Flows	Net Water Needed	Total Available	Total Demand	Total Return Flows	Net Water Needed	Total Available	Total Demand	Total Return Flows	Net Water Needed	Total Available	Total Demand	Total Return Flows	Net Water Needed
GWD	14,272	10,294	1,187		16,697	11,655	1,344		16,822	11,707	1,350		16,922	12,183	1,405	

Source: GEI Consultants 2013.

**TABLE 4.13-5
ADDITIONAL WATER REQUIRED TO MEET PROJECTED DEMAND (2030-2040)**

DAU and Subareas	2030				2035				2040			
	Total Available	Total Return Flows	Total Demand	Net Water Needed	Total Available	Total Return Flows	Total Demand	Net Water Needed	Total Available	Total Return Flows	Total Demand	Net Water Needed
GWD	17,047	12,678	1,462		17,176	13,193	1,521		17,315	13,660	1,575	

Source: GEI Consultants 2013.

Ground water rights for GWD were adjudicated through a court judgment in 1989 entitled *Wright et al. v. Goleta Water District*, (Wright Judgment), which gave GWD rights to produce 2,350 AFY from the groundwater basin. The Wright Judgment also provides GWD with the right to inject excess surface water supplies, as occurs when the Cachuma Project spills, to recharge the basin and claim that as GWD's stored water in addition to its annual allotment. Due to these recharges and by limiting groundwater production to periods when absolutely necessary to meet demand, GWD reported that it has "~~banked~~ storage in the groundwater basin of 43,253 acre-feet of water as of 2009 for future use during dry-periods (Kennedy/Jenks Consultants 2011)." In addition, in May 2010, GWD and neighboring La Cumbre Mutual Water Company, both purveyors of groundwater from the Goleta Groundwater Basin, adopted a Groundwater Management Plan providing groundwater management strategies to ensure long-term availability of groundwater supplies.

GWD has adopted a Water Conservation Plan to ensure it meets the targets of its ~~Urban Water Management Plan (UWMP) (Goleta Water District 2010).~~ Best Management Practices (BMPs) to be implemented include such measures as prohibitions of water wasting, water audits to repair leaks, and conservation pricing.

Water conservation is also achieved, in part, through recycling water to the extent practical. GWD distributes approximately 1,500 AFY of recycled water for landscape irrigation uses as well as a minor amount for toilet flushing and has a distribution capacity of 3,000 AFY (Kennedy/Jenks Consultants 2011). GWD obtains its recycled water from the Goleta Sanitary District, which has the only water recycling plant in the area. There are limiting factors for the use of recycled water, including infrastructure (i.e., pipelines) to deliver the water to specific locations, Environmental Health Division restrictions for certain types of uses, and soil constraints. The segment of the existing recycled water pipeline closest to the project site is located at the intersection of Storke Road and Hollister Avenue to the west. The project site has high perched groundwater levels and old slough soils, with high salinity levels. Slough soils and high perched groundwater levels have presented a challenge for establishing landscaping on nearby properties, including the Willow Springs residential development to the west along Hollister Avenue, due to soil salinity. The use of recycled water for landscaping on these types of soils can exacerbate salinity problems. Therefore, use of reclaimed/recycled water would not be a preferred irrigation source for the project even if it were feasible from an infrastructure standpoint. Recycled water remains available and is expected to be used on other future projects (e.g., at UCSB) to offset projected demand for the district's potable water supplies.

4.13.1.3 Recharge to the Groundwater Basin

The project site overlies a portion of the aquifer that is confined. Usable groundwater in the deep aquifer is separated from the shallower, poor quality water by a clay layer. Therefore, the groundwater basin is not substantively recharged by percolation from impervious surfaces on the project site, whether the site is developed or vacant.

4.13.1.4 Landfill Capacity and Solid Waste

The Santa Barbara County Public Works Department owns and operates the Tajiguas Landfill as well as the South Coast Recycling and Transfer Station. The management of solid waste by the department includes collection, recycling, disposal, and mitigation for illegal dumping. Collection services at the project site are provided by Allied Waste Services (City of Goleta 2012). Waste generated in the City is handled at the South Coast Recycling and Transfer

Station where recyclable and organic materials are sorted out. The remaining solid waste is disposed of at the Tajiguas Landfill.

The 80-acre Tajiguas Landfill is located 26 miles west of Santa Barbara and can process up to 1,500 tons of trash per day. The landfill has a permitted capacity of 23.3 million cubic yards and is permitted to operate through 2020. The South Coast Recycling and Transfer Station processes 550 tons of waste per day. With an estimated annual per capita residential waste generation in Goleta of 0.95 tons per person, the City averages about 2,400 tons of waste each month, which is approximately 8% of the solid waste that goes to the Tajiguas Landfill (Jones & Stokes 2006).

In February 1992, the Santa Barbara County Board of Supervisors adopted the County's Source Reduction and Recycling Element (SRRE). This was mandated by the California Integrated Waste Management Act of 1989, which requires city and county governments to be responsible for planning and monitoring solid waste management and recycling efforts. The goal of the SRRE is to reduce the amount of solid waste entering landfills by implementing, in order of priority: source reduction, recycling and composting, and environmental transformation (incineration, pyrolysis, or biological conversion). The final option is land disposal of waste. The justification for requiring such recycling programs is based on the environmental impacts associated with landfill operation, expansion, relocation, and closure, in addition to impacts caused by raw material production.

4.13.1.5 Drainage Facilities

Currently, all site runoff surface flows to one of three existing storm drain outlets. Two of the outlets are located on the west side of the site and drain to a concrete channel on the west side of Robin Hill Road. A third outlet is located on the south side of the site and directs flows beneath Hollister Avenue. Surface flows from all three outlets discharge into a natural channel on the south side of Hollister Avenue which flows into the Goleta Slough.

4.13.2 Regulatory Framework

4.13.2.1 Federal

There are no applicable federal regulations pertaining to utilities and service systems.

4.13.2.2 State

The Subdivision Map Act, Government Code Section 66410 et seq.

Division 2 of the Government Code of the State of California (referred to as the Subdivision Map Act) sets forth general provisions, procedures, and requirements for the division of land including the provision of public services.

Urban Water Management Planning Act (Water Code, Section 10610 et seq.)

The Urban Water Management Planning Act was developed to address concerns regarding potential water supply shortages throughout California. It requires information on water supply reliability and water use efficiency measures. Urban water suppliers are required to develop and implement UWMPs to describe their efforts to promote efficient use and management of water resources. The GWD's current UWMP was approved in 2011.

Senate Bill 610 (SB 610)

SB 610 was adopted in 2001 and reflects the growing awareness of the need to incorporate water supply and demand analysis at the earliest possible stage in the land use planning process. SB 610 amended the Urban Water Management Planning Act and Water Code Section 10910 et seq.

SB 610 requires review and identification of adequate available water supplies necessary to meet the demand under a variety of water conditions. This information is typically found in the current UWMP for the project area. Under SB 610, a Water Supply Assessment is needed only if a project exceeds thresholds of development identified, thereby relieving projects of less significance from the requirements of the bill. For hotel or motel projects, the SB 610 threshold triggering a Water Supply Assessment is hotel or motel having more than 500 rooms.

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 requires city and county governments to be responsible for planning and overseeing solid waste management and recycling activities.

4.13.2.3 Local***Goleta Municipal Code, Title 8***

Goleta Municipal Code, Title 8, Chapter 8.10 regulates solid waste services.

City of Goleta Inland Zoning Ordinance

Section 35-317.7(1)(d) of Article 3, Chapter 35 of the Municipal Code (the City of Goleta Inland Zoning Ordinance) includes a requirement for finding adequate public services to serve new developments.

Please refer to Section 4.8 “Hydrology and Water Quality” of this EIR for a discussion of *Regulatory Framework, Project Impacts, and Mitigation Measures* associated with property drainage and drainage improvements.

Goleta Water District Ordinance No. 91-01, The SAFE Water Supplies Ordinance of 1991

The Safe Water Supplies Ordinance (SAFE) was approved by GWD voters in 1991 and amended in 1994. SAFE sets parameters on GWD’s use of groundwater, including establishment and maintenance of a “drought buffer” of water stored in the Central Basin, which may be withdrawn and used for existing GWD customers only when a drought results in a reduction in GWD’s Cachuma deliveries. The drought buffer is not to be used to serve new or additional GWD demand. GWD deliveries for new customers/developments are also limited to 1% of the total GWD potable water supply. A determination of available water for allocation to new uses/customers is made on an annual basis.

SAFE also requires that new connections be offset by increases to the drought buffer, equivalent to two-thirds of the water quantity supplied to new customers. A determination of available water for allocation to new uses is made on an annual basis.

Goleta Water District Water Conservation Plan (2010)

The Water Conservation Plan requires implementation of BMPs to conserve water and reduce demand on GWD water treatment plant capacity. New development is required to incorporate feasible BMPs into the water system design, including water conserving plumbing fixtures, landscaping, and irrigation systems.

4.13.3 Project Impacts and Mitigation

4.13.3.1 Thresholds of Significance

Based on both the City's Initial Study Checklist (CEQA Appendix G; Environmental Checklist Form) and the City's *Environmental Thresholds and Guidelines Manual* (Thresholds Manual), a significant impact on utilities could occur, if the project would:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- b. 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.
- c. 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.
- d. Not have sufficient water supplies available to serve the project from existing entitlements and resources, or require new and expanded entitlements.
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- f. Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g. Not comply with federal, state, and local statutes and regulations related to solid waste.
- h. Generate 196 tons of solid waste/year after receiving a 50% credit for source reduction, recycling and composting.
- i. Generate 40 tons of solid waste per year, after receiving a 50% credit for source reduction, recycling, and composting.

Items a–g are from the Initial Study Checklist and Items h–i are from the Thresholds Manual.

4.13.3.2 Project Impacts

Impact UTI-1. Wastewater Treatment²

Sewage disposal service for the project would be provided by GSD, which would collect wastewater generated by the project and convey it to their main treatment plant. Based on preliminary calculations performed by GSD, the project is expected to generate approximately 25,000 gallons per day (GPD) of wastewater. This represents approximately 1% of the remaining available treatment capacity under GSD's operating permit from the RWQCB.

² See Section 4.13.3.1, Thresholds a, b, and e.

GSD's GWWTP currently has adequate capacity to collect and treat project-related increases in wastewater volumes. In addition, GSD maintains a Capital Improvement Plan (CIP) that outlines a schedule for facility upgrades and repairs to meet existing and future demands. In order to ensure adequate capacity in the future, the project must obtain a sewer connection permit and pay the required fee for the estimated discharge. Until a connection permit is obtained by the applicant, project impacts associated with wastewater treatment are considered potentially significant.

Impact UTI-2. Water Supply³

Based on the Water Duty Factors as noted in the City's Thresholds Manual, project water demand is expected to be approximately ~~39.214.46~~ 14.46 AFY⁴, less than 1% of the City's total forecasted demand through 2030, as well as GWD's total current water entitlement. This level of estimated demand would not necessitate any new entitlements, resources, or requirement for expansion of any existing entitlements, or overdraft of a groundwater basin. In addition, the applicant has obtained a Water Classification preliminary condition letter from GWD. However, a firm commitment and reservation of a capacity has not yet been secured. Until a "Can and Will Serve" (CAWS) letter is obtained by the applicant, project impacts associated with water supply are considered potentially significant.

If the project does not include design features to make efficient use of water and minimize waste, it would not be consistent with water conservation goals of GWD's Water Conservation Plan. Without specific BMPs in place to address water conservation, the project's impacts on water supply are considered potentially significant.

Impact UTI-3. Solid Waste⁵

As noted above, projects that are estimated to generate 196 tons/year or more of solid waste, after receiving a 50% credit for source reduction, recycling, and composting, are considered to pose a significant, project-specific impact. Based on the solid waste generation factors noted in the City's Thresholds Manual, the project is expected to generate approximately 95 tons/year in solid waste (based on an annual solid waste generation rate per hotel room of 0.80 ton, in the City's Thresholds and Guidelines Manual). A 50% source reduction allowance would reduce the waste stream to 47.5 tons/year, which is below the 196 tons/day impact threshold. Therefore, project impacts on the solid waste flow into the Tajiguas Landfill are considered adverse but less than significant.

Impact UTI-4. Drainage Facilities⁶

Drainage facilities are discussed in Section 4.8, "Hydrology and Water Quality," of this EIR.

³ See Section 4.13.3.1, Thresholds b and d.

⁴ GWD water demand rate of 0.1225 AFY/room, based on historical average hotel water use, identified in December 9, 2008 GWD preliminary condition letter.

⁵ See Section 4.13.3.1, Thresholds f, g, h, and i.

⁶ See Section 4.1.33.1, Threshold c.

4.13.4 Cumulative Impacts

4.13.4.1 Wastewater Treatment

GSD's GWWTP serves the GSD, the Goleta West Sanitary District (GWSD), UCSB, the City of Santa Barbara Municipal Airport, and Santa Barbara County. Each of these service providers owns a percentage of the GWWTP capacity under contract with GSD. Specifically, GSD owns 47.87% of the GWWTP capacity, GWSD owns 40.78%, UCSB owns 7.09%, the airport owns 2.84%, and the County owns 1.42% (City of Goleta 2004b). Under the cumulative buildout scenario for each of the other four service providers served by the GWWTP, effluent flow into the plant would exceed the plant's current National Pollutant Discharge Elimination System (NPDES) permitted capacity. In November 2004, GSD entered into a settlement agreement with the RWQCB to upgrade the existing wastewater treatment facilities from their current blended secondary treatment level to full secondary treatment process by 2014. The agreement provides for GSD to continue with its current blended secondary treatment process while it plans for this upgrade. Two 5-year NPDES permit extensions will be granted given satisfactory progress made in completing the design and construction of the wastewater treatment facility upgrades to full secondary treatment standards. GSD anticipates that the complete conversion schedule will be accomplished by November 2014 (City of Goleta 2007). Until planned upgrades are in place, wastewater treatment to serve the growing demand of the City would remain constrained. In order for the project and other related developments to connect to the wastewater system, payment of fees to reserve capacity and contribute to costs of plant upgrades would be required. The project's contribution to cumulative impacts on wastewater collection and disposal is considered potentially significant.

4.13.4.2 Water Supply

The project would add to the cumulative water demand associated with cumulative development projects within the service area of the GWD. However, the project's water demand ~~has been~~ will not result in overdraft of the groundwater basin. The GWD SAFE ordinances include specific criteria accounted for pursuant to the Wright Judgment, for allocation of new water service to ensure GWD will maintain a drought buffer and ensure adequate available water supplies to meet projected demand before granting new water service. Current information in the District's UWMP, Water Supply Management Plan, Groundwater Management Plan, Water Conservation Plan, and the Santa Barbara County Water Supply and Demand Current Uses and Future Estimates reports identify specific supplies and strategies for managing GWD supplies to meet existing and anticipated demand. The 2010 UCSB Long Range Development Plan (LRDP) Mitigation Implementation and Settlement Agreement with the City and County (Appendix S) further requires phasing of LRDP development to ensure that GWD water allocations will remain available for new projects in the City, and the "SUN" Agreement with UCSB requires an emphasis on use of recycled water and conservation, including retrofitting existing fixtures, to minimize increased demand for new potable water generated by new development associated with the LRDP and within the City's Water Supply Assessment for future buildout. Therefore Because water is available to serve the project and the project water demand will not generate the need for new water supplies, the project's contribution to cumulative impacts is considered less than significant.

4.13.4.3 Solid Waste

Although the anticipated solid waste flow generated by the project would not be considered a project-specific, significant impact, any increase in the solid waste stream in excess of 1% of

that estimated in the Santa Barbara County SRRE would be considered to be an adverse contribution to cumulative impacts on the Tajiguas Landfill due to its very limited remaining capacity. Per the City's Thresholds Manual, any project generating more than 40 tons/year after receiving a 50% credit for source reduction and recycling would be considered to pose an adverse contribution to cumulative impacts on landfill capacity and the County's ability to handle its long-term solid waste stream. The project generation of 47.5 tons per year is above the City threshold of 40 tons per year. Therefore, impacts related to solid waste generation are considered adverse but not significant from a cumulative standpoint.

4.13.5 Mitigation Measures

MM UTI-1a. ~~Obtain Connection Permit~~ Sewer Service

The applicant must provide documentation from Goleta Sanitary District (GSD) indicating GSD's ability to serve the project based on GSD's treatment capacity to accommodate project wastewater collection and treatment.

Plan Requirements and Timing: The documentation must be provided to the City, demonstrating the adequacy of permitted wastewater treatment capacity, before approval of the Final Map. As identified in the GSD letter dated July 22, 2013, a A Connection Permit from Goleta Sanitary District GSD will must be obtained and provided to City staff prior to land use permit issuance.

Monitoring: City must confirm the required GSD documentation before approval of Final Map and confirm submittal of the Connection Permit before land use permit issuance.

~~**Plan Requirements and Timing:** Prior to recordation of the Final Tract Map, a copy of the Connection Permit will be provided to the City Planning and Environmental Services.~~

~~**Monitoring:** The Connection Permit will be on file with the City prior to land use permit issuance.~~

MM UTI-2a. ~~Provide Can and Will Serve Letter~~ Water Service

~~A Can and Will Serve letter from Goleta Water District will be obtained. The applicant must provide documentation from Goleta Water District (GWD) indicating the ability to serve the new parcel based on adequate GWD water supplies.~~

~~**Plan Requirements and Timing:** The Can and Will Serve letter will documentation must be provided to the City demonstrating the adequacy of water supplies to accommodate the project before approval of the Final Map. The Can and Will Serve A conditional can and will serve (CAWS) letter will must be provided to City staff prior to land use permit issuance. (City staff may provide the draft land use permit conditions to GWD before GWD issues the CAWS letter). An unconditional Final CAWS Letter must be provided before initiation of development activities related to the land use permit and building permit.~~

~~**Monitoring:** The CAWS letter will be on file with the City prior to land use permit issuance City must confirm the required GWD documentation before approval of Final Map and confirm submittal of the CAWS letter(s) before land use permit issuance and initiation of any project development consistent with the Plan Requirements and Timing above.~~

MM UTI-2b. Minimize Outdoor Water Use

The final landscape plan will include measures to minimize outdoor water use.

Plan Requirements and Timing: The following measures will be implemented in the final landscape plan:

- a. Landscaping will use native and/or drought tolerant species.
- b. Drip irrigation or other water-conserving irrigation will be installed.
- c. Plant material will be grouped by water needs.
- d. Turf will constitute less than 20% of the total landscaped area if proposed under the final landscape plan.
- e. No turf will be allowed on slopes of over 4%.
- f. Extensive mulching (2-inch minimum) will be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.
- g. Soil moisture sensing devices will be installed to prevent unnecessary irrigation.

The final landscape plan will include these requirements and will be reviewed and approved by City staff and the Design Review Board prior to land use permit issuance. The permittee will implement all elements of the final landscape plan prior to final inspection.

Monitoring: Prior to final inspection, City staff will verify installation according to plan.

MM UTI-2c. Minimize Indoor Water Use

Building plans will include measures to minimize indoor water use.

Plan Requirements and Timing: The following measures will be implemented in project building plans:

- a. All hot water lines will be insulated.
- b. Recirculating, point-of-use, or on-demand water heaters will be installed.
- c. Self-regenerating water softening will be prohibited in all structures.
- d. Lavatories and drinking fountains will be equipped with self-closing valves.
- e. WaterSense Specification toilets will be installed in each unit.

Indoor water conserving measures will be implemented prior to occupancy clearance.

Monitoring: Prior to final inspection, City staff will inspect to verify installation according to plan.

MM UTI-2d. Use Reclaimed Recycled/Non-Potable Water

Reclaimed recycled/non-potable water, if available, will be used for all dust suppression activities during grading and construction.

Plan Requirements and Timing: This measure will be included as a note on all plans submitted for any land use permit, grading, and/or building permit. Evidence of availability, or lack thereof, will be provided to the City.

Monitoring: City staff will site inspect to ensure that reclaimed/non-potable water is being used for dust suppression.

MM UTI-3a. Submit Construction Waste Reduction and Recycling Plan

A construction Waste Reduction and Recycling Plan (WRRP) will be submitted to the Public Works Department for review and approval. The plan will include at minimum a 50% waste diversion requirement, including the following mitigation measures:

- a. A minimum 50% diversion goal will be met during construction. Demolition and/or excess construction materials will be separated on site for reuse/recycling or proper disposal (e.g., concrete asphalt).
- b. During grading and construction, separate bins for recycling of construction materials and brush will be provided on site. The applicant/property owner will contract with a City-approved hauler to facilitate the recycling of all construction recoverable/recyclable material (copy of contract to be provided to the City).
- c. Recoverable construction material will include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.
- d. At the end of the project, the applicant will submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.

Plan Requirements and Timing: Prior to issuance of a land use permit, recycling requirements will be printed on the grading and construction plans. Materials will be recycled as necessary throughout construction. Trash control will occur throughout all grading and construction activities. All materials will be recycled prior to occupancy clearance.

Monitoring: City staff will site inspect during construction and prior to permit compliance sign-off to ensure waste reduction and recycling components are established and implemented. Additional covered receptacles will be provided as determined necessary by City staff.

MM UTI-3b. Develop and Implement Solid Waste Management Plan

The permittee will develop and implement an operational Solid Waste Management Program (SWMP). The program will identify the amount of ongoing waste generated on site at the project.

Plan Requirements and Timing: The program will include, but is not limited to, the following measures:

- a. Provide solid waste enclosure areas within the project site that are approved by Marbog with dedicated space for recyclable materials storage of at least 50% of the total enclosure area, not to equal less than a total of 50 square feet.
- b. Implement a green waste source reduction program focusing on recycling of all green waste generated on site.
- c. Develop of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project.

- d. Implement a program to purchase materials that have recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the applicant will develop an integrated SWMP, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.

The permittee will submit an SWMP to the City's Public Works Department for review and approval prior to land use permit issuance. All program components will be implemented prior to occupancy clearance and will be maintained in perpetuity.

Monitoring: Prior to final inspection, City staff will ensure compliance with the SWMP. Once the project is occupied, the permittee will be responsible for implementation of the SWMP. City staff will inspect the site periodically for the first five (5) years after completion of project construction to verify compliance with the SWMP. The permittee will be responsible for funding such inspections through a permit compliance account to be established with the City.

4.13.6 Residual Impacts

Upon implementation of the above required mitigation measures (MM UTI-1a, and MMs UTI-2a through UTI-2c), significant impacts would be reduced to less than significant levels. All other residual impacts would remain less than significant.