
CHAPTER 12

UTILITIES

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12.1 ENVIRONMENTAL SETTING

This chapter addresses the utility services required to serve the proposed project. These services include water supply, wastewater treatment and conveyance, solid waste collection and management, and communications utilities. Impacts related to provision of other utilities and public services to the proposed project were evaluated in the Initial Study provided in Appendix A to this Draft EIR. Those impacts were determined to be less than significant and are not addressed further in this EIR.

Water Supply

Domestic water service to this portion of Placer County is provided by the Placer County Water Agency (PCWA). The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, a small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The project area is located entirely within Zone 1, which is the largest of the five zones and includes Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay. Zone 1 water supply facilities include four water treatment facilities, 14 storage tanks providing approximately 24.5 million gallons of storage capacity, and approximately 370 miles of treated-water piping (PCWA 2006).

Surface Water

PCWA's contracted surface water supplies for western Placer County communities are obtained from three watersheds; the American River, the Yuba River, and the Bear River. Treated water for the vicinity of the project area is supplied from the Yuba and Bear River watersheds and is supplemented with American River water. PCWA has plans to further supplement its surface water supply with an additional 35,000 acre-feet per year (af/yr) from the Sacramento River. PCWA has prepared an Integrated Water Resources Plan that presents a detailed assessment of water supply and demand in western Placer County and an evaluation of available water supply resources to meet future water needs. This chapter discusses surface water with respect to water available for domestic water supply. Onsite surface water and drainages are described in **CHAPTER 11 HYDROLOGY AND WATER QUALITY**.

Groundwater

Western Placer County lies within the northeastern section of the North American Groundwater sub-basin. Although groundwater is used in Western Placer County as a primary source of potable water by municipalities, individual homes, farms, and businesses, PCWA presently does not rely on substantial use of groundwater to meet its customers' demands (PCWA 2006). Groundwater would not be used to serve the proposed project.

Treatment, Transmission, and Storage

The PCWA system consists of eight water treatment plants (WTP). The Foothill WTP, located in the southern portion of Newcastle, serves the project area. PCWA completed the most recent expansion of its Foothill WTP in 2005. The capacity of this facility is presently 55 million gallons per day (mgd). In addition, PCWA is in the design phase for a new water treatment plant that

would be located on Ophir Road in the Newcastle/Ophir area. This plant is scheduled for completion in 2011. This plant is being designed with an initial capacity of 30 mgd and will be designed to allow for expansion to provide 120 mgd at full capacity (PCWA 2007).

An existing 30-inch transmission line delivers treated water from the Foothill WTP in Newcastle to various communities south of the facility. A 24-inch line located on the west side of Taylor Road carries the treated water to Penryn where smaller water lines ranging from 4-inches to 12-inches feed off of the main line to serve residential subdivisions in the project area.

PCWA reserves capacity for new customers upon payment of the agency's Water Connection Charge (WCC). The WCC is due after approval of the project and prior to the issuance of building permits (pers. comm. Ott 2008). Typically, there is an average lag time of approximately 18 months between the payment of the WCC and full development of demand from the occupied units.

Wastewater

The project site is served by the South Placer Municipal Utility District (SPMUD), which provides service to the City of Rocklin, the Town of Loomis, the community of Penryn, and a portion of Granite Bay. The project site would be served by an existing 8-inch sewer line that roughly bisects the 15-acre site and links to the primary service line located along Taylor Road in Penryn. This primary service line is 15 inches in diameter and is commonly known as the Lower Loomis Trunk Sewer. The project would require onsite improvements such as gravity sewer laterals and collectors to serve the proposed development.

SPMUD is a participant in the South Placer Wastewater Authority (SPWA), which is a joint powers authority between Placer County, the City of Roseville, and SPMUD. The SPWA facilitates financing, operations, and maintenance of jointly shared trunk sewers and two Regional Waste Water Treatment Plants (WWTPs) that are owned and operated by the City of Roseville on behalf of the SPWA. In 2004, the City of Roseville retained RMC Water and Environment (RMC) to prepare the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation), which provides the SPWA with a baseline characterization of its wastewater and recycled water systems (based on 2004 conditions) and an assessment of necessary capital improvement projects to accommodate anticipated buildout conditions within the SPWA service area boundary. The Systems Evaluation was updated in 2009 to reflect changes in anticipated buildout conditions within the SPWA service area. The baseline 2004 conditions are considered current for the purposes to the Systems Evaluation and are used to characterize existing conditions related to wastewater treatment and conveyance in this Draft EIR.

The Orchard at Penryn project site is included in the SPWA service area and the Systems Evaluation assumed development of the site in accordance with the Placer County General Plan. Wastewater flows from the project area are received and treated by the Dry Creek WWTP. The Dry Creek WWTP provides tertiary-level treatment and produces recycled water that meets requirements for Title 22 regulations for full, unrestricted use (excluding use as potable water). Treatment at the Dry Creek Wastewater Treatment Plant consists of screening, primary clarification, aeration, secondary clarification, filtering and disinfection.

The Systems Evaluation reports that the 2004 Dry Creek WWTP average dry weather flow (ADWF) is approximately 10.3 mgd and the maximum treatment capacity is 11.5 mgd. The facility currently has excess treatment capacity and is in compliance with the water quality discharge requirements specified by the facility's NPDES discharge permit. This facility meets applicable wastewater treatment requirements. To accommodate long-term buildout projections, the Systems Evaluation identified two phases of improvements to the Dry Creek WWTP that would increase maximum treatment capacity to 14.5 mgd after the Phase 1 improvements and to an ultimate capacity of 18 mgd. Based on growth projections in the service area, the Phase 1 improvements are expected to provide capacity and regulatory compliance for growth through 2018 under the most aggressive growth scenario, and through 2050 under the least aggressive growth scenario used for modeling.

Solid Waste

Weekly solid waste collection service is provided to the area by Recology Auburn Placer. Recology Auburn Placer serves the western portion of unincorporated Placer County, including the project area, as well as the cities of Auburn and Rocklin and the Town of Loomis. Solid waste is delivered to and processed at the Materials Recovery Facility (MRF) on Athens Avenue in western Placer County.

The MRF recovers, processes, and markets recyclable materials from the waste stream. The facility also processes source-separated wood waste and green waste and accepts separated recyclables, including electronics and other universal wastes, at the recycling drop-off and/or buy-back center. The compost portion of the facility has an annual processing capacity of 75,000 cubic yards, or approximately 60,000 tons. The MRF is permitted to accept 1,750 tons per day and 1,014 vehicles per day; it currently receives an average of 1,076 tons per weekday and 487 vehicles per day.

Hazardous wastes are illegal to dispose of with household garbage and include: electronics, household and automotive batteries, paints, pesticides, cleaners, and other fluids. These items are accepted at the MRF's Permanent Household Hazardous Waste Collection Facility.

Residual waste from the MRF is transported to the Western Regional Sanitary Landfill (WRSL). The landfill is specified as a Class II/Class III non-hazardous site. The WRSL is permitted to accept 1,900 tons per day and currently receives an average of 824 tons per weekday. The landfill has a total capacity of 36,350,000 cubic yards and a remaining capacity of 27,068,082 cubic yards. Under current land use and development conditions, the landfill has a projected lifespan extending to the year 2042.

The MRF typically diverts approximately 30 percent of the solid waste stream from entering the landfill. This does not include the additional recyclables received and diverted through the facility's buy-back center, drop-off center, compost facility, and landfill diversion. Facility-wide, the overall diversion achieved is nearly 50 percent.

The owner and operator of the WRSL and the MRF, Western Placer Waste Management Authority (WPWMA), is a joint-powers organization that includes members from Placer County and the cities of Lincoln, Roseville, and Rocklin.

Communications Utilities

Communication services in the project area, including telephone, television, and internet, are provided by Starstream Communications and American Telephone and Telegraph (AT&T).

12.2 REGULATORY SETTING

Water Supply

Federal Regulations

The Safe Drinking Water Act (SDWA) is the main federal law that regulates the quality of potable water for the public. The SDWA authorizes the U.S. Environmental Protection Agency (U.S. EPA) to establish national health-based standards for drinking water quality. These standards may apply to both naturally-occurring and man-made constituents in drinking water. The national standards are established using scientific methods to evaluate health risks and consider available technology and costs to achieve the standards. The National Primary Drinking Water Regulations establish maximum contaminant levels or mandated methods for water treatment to remove contaminants, as well as requirements for regular water quality testing to make sure standards are achieved. In addition to setting these standards, U.S. EPA provides guidance, assistance, and public information about drinking water, collects drinking water data, and oversees state drinking water programs. States can apply to U.S. EPA for authority to implement SDWA within their jurisdictions by showing that they will adopt standards at least as stringent as the national standards and adequately enforce these standards. California has been granted this authority, and the California Department of Public Health establishes and enforces statewide drinking water standards.

The SDWA was passed by Congress in 1974 and amended in 1986 and 1996. The original focus of the law was on treatment of water supplies as a means of providing safe drinking water. However, the 1996 amendments expanded the focus to recognize protection of water quality at the source. Under this expanded focus, SDWA requires many actions to protect rivers, lakes, reservoirs, springs, and ground water wells that provide sources of drinking water supplies. The 1996 amendments also recognized operator training, funding for water system improvements, and public information as important components of safe drinking water.

State Regulations

California Safe Drinking Water Act

The California Department of Public Health administers the state's SDWA through the Drinking Water Program (DWP). This program implements the regulatory authority of the Department of Public Health over public water systems in the state. Public water system operators are required to regularly monitor their drinking water sources and supplies for microbiological, chemical, and radiological contaminants to demonstrate that the water meets the regulatory requirements regarding primary maximum contaminant levels (MCLs) listed in Title 22 of the California Code of Regulations. MCLs have been established for ± 80 specific inorganic and organic contaminants and six radiological contaminants. Monitoring is also required for a number of other contaminants and characteristics that deal with the aesthetic properties of drinking water, such as taste, odor, and appearance. These are known as secondary MCLs. The Department of Public Health performs field inspections; issues operating permits; reviews plans and specifications for new facilities; takes enforcement actions for non-

compliance with laws and regulations; reviews water quality monitoring results; and supports and promotes water system security.

The DWP also provides funding for infrastructure improvements, conducting source water assessments, and evaluating projects utilizing recycled treated wastewater. The DWP is implemented by the Department of Public Health in cooperation with the U.S. EPA, the State Water Resources Control Board, Regional Water Quality Control Boards (RWQCBs), and other state and local agencies, including county health departments, planning departments, and boards of supervisors.

Sacramento Basin Plan

The Water Quality Control Plan (Basin Plan) applicable to the project region was adopted by the Central Valley RWQCB in 1998. The Basin Plan establishes water quality objectives for the Sacramento River Basin in order to protect the beneficial uses of these waters, which include providing drinking water supplies. The Basin covers 27,210 square miles and includes all watersheds tributary to the Sacramento River north of the Cosumnes River watershed, the closed basin of Goose Lake, and the drainage sub-basins of Cache and Putah Creeks.

Principal streams of the Basin are the Sacramento River and its larger tributaries: the Pit, Feather, Yuba, Bear, and American Rivers to the east; and Cottonwood, Stony, Cache, and Putah Creeks to the west. Major reservoirs included in the Basin are Shasta, Oroville, Folsom, Clear Lake, and Lake Berryessa. Beneficial uses of the surface waters include municipal and domestic supply; agricultural supply; industrial service, process, and power supply; contact and non-contact recreation; freshwater, migration, spawning and wildlife habitat; and navigation.

Basin Plans establish protective standards for ground waters in addition to surface waters. At least 63 ground water basins are in the Sacramento River Basin. Beneficial uses for groundwater include municipal and domestic supply, agricultural supply, and industrial service and process supply.

To protect the beneficial uses, the Basin Plan establishes standards for both surface and ground waters. Surface water quality standards are set for levels of bacteria, biostimulatory substances, chemical constituents, color, dissolved oxygen, pesticides, radioactivity, salinity, sediment, settleable material, suspended material, tastes and odors, temperature, toxicity, and turbidity. Groundwater quality standards are also set for bacteria, chemical constituents, radioactivity, tastes and odors, and toxicity.

In addition to protection of beneficial uses, the Basin Plan includes additional resolutions to protect the waters of the Sacramento River Basin. For example, Resolution 68-16, Statement of Policy with Respect to Maintaining High Quality of Water in California, states that discharges to surface or groundwater within the Basin that might reduce water quality should not be allowed even if the water quality reduction would not be sufficient to impair the recognized beneficial uses of the water.

Urban Water Management Planning Act

California Water Code §§10610 et. seq. requires that all public water systems providing water to more than 3,000 customers or supplying more than 3,000 af/yr must prepare an Urban Water

Management Plan (UWMP). The California Department of Water Resources provides guidance to urban water suppliers in the preparation and implementation of UWMPs. These plans must be updated at least every five years. The current PCWA UWMP was adopted in December 2005.

Senate Bill 610 – Water Supply Assessments

Senate Bill (SB) 610, adopted in 2001, requires analysis of water supplies for projects that meet certain size requirements. For residential projects, the requirements of SB 610 apply to projects consisting of 500 or more new residences. These requirements do not apply to the proposed Orchard at Penryn project.

Local Regulations

Placer County General Plan

The *Placer County General Plan* sets forth the following goal for water supply and delivery. Appendix B of this Draft EIR provides an analysis of the project's consistency with General Plan policies adopted to support this goal.

Goal 4.C To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.

Horseshoe Bar/Penryn Community Plan

The *Horseshoe Bar/Penryn Community Plan* also establishes goals and policies for water supply. The Community Plan contains 19 General Community Goals to describe the priorities of the plan, including the following goal related to water supply.

- ❖ Ensure that public services and facilities are available to serve the needs created by the present and future development which occurs in the plan area.

The Public Services and Facilities section of the Community Plan Community Development Element reiterates this goal and includes another goal related to provision of water supply to new development:

Goal II.C.2.a.5 Ensure that the rate of development shall not exceed the capacity of county, community, special districts (including school districts), and utility companies to provide all needed public services in a timely, orderly, and economically feasible manner.

The Public Services and Facilities section also includes policies intended to support these goals. Appendix B of this Draft EIR provides an analysis of the project's consistency with applicable policies.

Placer County Water Agency Policies

PCWA's policies, improvement standards, technical provisions, standard drawings, and the current PCWA Rules, Regulations, Rates, and Charges Governing the Distribution and Use of Water apply to supply and delivery of treated domestic water to the proposed project.

In particular, PCWA's General Design Criteria set forth specific requirements for engineering design of water system improvements that are intended to "provide a water system that will dependably and safely convey the required amount of high-quality water throughout the distribution system at the least cost."

Additionally, PCWA's improvement standards require that the design of all PCWA facilities comply with the following:

1. Laws and standards of the State of California Department of Public Health pertaining to domestic water supply.
2. Title 17, Chapter V, Sections 7583-7622 of the California Administrative Code (pertaining to cross-connections).
3. Applicable ordinances, rules, and regulations of all other local agencies.

Wastewater

Federal Regulations

The federal Clean Water Act regulates the discharge of treated effluent from wastewater treatment plants. This authority is administered through discharge permits issued to facilities by the RWCQB. Discharge water quality must meet standards specified by the NPDES discharge permit and Waste Discharge Requirements. The Dry Creek WWTP serving the project site is presently in compliance with the terms of the NPDES discharge permit and Waste Discharge Requirements.

State Regulations

As discussed above, the State RWCQB has authority for administering the federal Clean Water Act through issuance of NPDES discharge permits and for issuing Waste Discharge Requirements required by the State Water Code for point-source discharges from treatment plant facilities to surface waters. As noted, the Dry Creek WWTP serving the project site is presently in compliance with Waste Discharge Requirements specified by the terms of the NPDES discharge permit (NPDES Permit No. CA0079502).

Local Regulations

Placer County General Plan

The *Placer County General Plan* sets forth the following goal for wastewater collection and treatment. Appendix B of this Draft EIR provides an analysis of the project's consistency with General Plan policies adopted to support this goal.

Goal 4.D To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Horseshoe Bar/Penryn Community Plan

Although the *Horseshoe Bar/Penryn Community Plan* does not contain any goals specific to wastewater treatment, the General Community Goal provided in the Water section above is applicable to this discussion. The goal of the Community Plan is to ensure that public services and facilities are available to serve the proposed residential units. This includes ensuring that

an appropriate method of wastewater treatment is available. The Public Services and Facilities section of the Community Plan Community Development Element includes policies intended to support this goal specific to wastewater treatment. Appendix B of this Draft EIR provides an analysis of the project's consistency with the applicable policies.

Solid Waste

Federal Regulations

There are no federal regulations applicable to the analysis of potential environmental impacts associated with the collection and disposal of solid waste generated by the proposed project.

State Regulations

California Integrated Solid Waste Management Act

Assembly Bill (AB) 939, passed in 1989, created the California Integrated Solid Waste Management Act, which mandated a focus on the conservation of natural resources. Cities and counties were required to create comprehensive source reduction, recycling, and composting programs. The goal of these programs is to reduce the amount of waste sent to landfills by 50 percent. AB 939 also requires counties to prepare an Integrated Solid Waste Management Plan.

This bill shifted the emphasis from landfill disposal toward waste reduction, recycling, and composting whenever possible. This approach conserves natural resources, saves energy, decreases pollution, and provides new jobs in the waste industry.

AB939 established the following priorities for waste management:

- ❖ Waste Reduction
- ❖ Recycling and Composting
- ❖ Controlled combustion of waste to generate electricity
- ❖ Landfilling

The WPWMA developed the MRF to help the communities of western Placer County meet the requirements of AB 939.

Local Regulations

Placer County General Plan

The *Placer County General Plan* overarching goal for solid waste management is as follows:

Goal 4.G To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Horseshoe Bar / Penryn Community Plan

The General Community Goal of the *Horseshoe Bar/Penryn Community Plan* provided in the Water section above states that public services and facilities should be available to serve new development. The goal of the Public Services and Facilities section of the Community Development Element also provided above states that new development should not exceed the capacity of service providers. This includes ensuring that capacity exists at the landfill to

accommodate the solid waste that would be generated by the proposed project. The Community Plan does not contain any policies specific to collection and disposal.

The Implementation Element of the Community Plan notes that the Plan is consistent with the projections of the 1989 Placer County Solid Waste Management Plan. The residential, commercial and industrial growth included in the Community Plan corresponds to the growth anticipated by the Solid Waste Plan. The Community Plan concludes that the Community Plan would not change the projected lifespan of the County's waste disposal facilities as discussed in the Solid Waste Plan.

Communications Utilities

Federal Regulations

There are no federal regulations applicable to the analysis of potential environmental impacts associated with the provision of communication services to the proposed project.

State Regulations

There are no state regulations applicable to the analysis of potential environmental impacts associated with the provision of communication services to the proposed project.

Local Regulations

Placer County General Plan

The *Placer County General Plan* overarching goal for the development of public facilities and services is as follows:

Goal 4.A To ensure the timely development of public facilities and the maintenance of specified service levels for those facilities.

Horseshoe Bar / Penryn Community Plan

The General Community Goal of the *Horseshoe Bar/Penryn Community Plan* provided in the Water section above states that public services and facilities should be available to serve new development. The goal of the Public Services and Facilities section of the Community Development Element also provided above states that new development should not exceed the capacity of service providers. This includes ensuring that communication service providers have sufficient capacity and infrastructure to serve new development.

12.3 IMPACTS

Significance Criteria

As evaluated in the Initial Study, the project would have no impact with respect to the following significance criterion:

- ❖ Require construction of new onsite sewage systems.

The analysis below evaluates potentially significant project impacts related to utility services based on the following significance criteria:

- ❖ Exceed wastewater treatment requirements, require construction of new wastewater facilities, require sewer service that may not be available by the area’s wastewater treatment provider;
- ❖ Have sufficient water supplies, require construction of new water facilities;
- ❖ generate waste of a daily volume that cannot be accommodated by Recology Auburn Placer, the WRSL, or the MRF; and
- ❖ Generate a demand for communication services that requires the extension of infrastructure that could cause significant environmental impacts.

The analysis in the Initial Study found that the project would have a potentially significant impact related to the following criterion. Impacts associated with this criterion are evaluated in CHAPTER 11 HYDROLOGY AND WATER QUALITY:

- ❖ Require construction of new stormwater drainage facilities or expansion of existing facilities.

Project Impacts

IMPACT 12.1: Exceed Wastewater Treatment Requirements or Require Construction of New Wastewater Facilities

SIGNIFICANCE BEFORE MITIGATION: ***LESS THAN SIGNIFICANT***

Mitigation Measures

Proposed: None

Significance with Proposed Mitigation: Less than Significant

Recommended: None

SIGNIFICANCE AFTER MITIGATION: ***LESS THAN SIGNIFICANT***

V&A Consulting Engineers (V&A) performed sewer flow monitoring for two weeks from June 19, 2008 to June 26, 2008, and from July 24, 2008 through July 31, 2008 to establish existing sewer flow rates and capacity of the trunk line proposed for connection to the project and to determine impacts to capacity of the sewer line that would result from the proposed project. Results of flow monitoring were incorporated into the August 2008 Sanitary Sewer Flow Monitoring and Capacity Analysis prepared by V&A. A subsequent memo prepared by ECO:LOGIC in April 2010 discussed meetings with SPMUD during which it was confirmed that no new development had been connected to the portion of sewer trunk line monitored by V&A in 2008, and that the results of flow monitoring and capacity analysis completed by V&A in 2008 remain valid. Both the ECO:LOGIC memo and the V&A report are provided in Appendix J to this Draft EIR.

The flow monitoring site was in a manhole providing access to the SPMUD sewer trunkline that bisects the project site. Monitoring measured average and peak dry weather flows in the sewer line over the monitoring period. The results from the sanitary sewer flow monitoring are summarized in *Table 12.1*.

Table 12.1
Sewer Trunkline Flow Monitoring

Item	Results
Estimated 100% Capacity of Pipeline	210 gpm
Average Dry Weather Flow:	10.0 gpm
- as % of Capacity (by Volume):	5%
- as % of Capacity (by Level)	31%
Peak Measured Flow:	62.0 gpm
- as % of Capacity (by Volume):	30%
- as % of Capacity (by Level):	46%
Available Capacity over Peak Measured Flow:	148 gpm
- as % of Capacity (by Volume):	70%
- as % of Capacity (by Level):	54%

Source: V&A, 2008

As shown in *Table 12.1*, monitoring of the existing 8-inch sewer line determined that the existing line has 70 percent available capacity, or capacity to accept additional flows of 148 gpm, over peak measured dry weather flows.

The South Placer Municipal Utility District Wastewater Collection System Master Plan (January 2009) establishes an average unit flow for future residential development of 190 gallons per day per equivalent dwelling unit (gpd/EDU). Based on this generation rate, the proposed 150-unit project would generate approximately 28,500 gallons per day of additional wastewater or an additional 20 gpm of average dry weather flow.

Based on the available capacity identified by the V&A capacity analysis, the existing SPMUD sewer trunkline has adequate capacity to accommodate anticipated sewer flows generated by the proposed project. The proposed project would not require upgrades to the existing sewer trunk lines that would serve the project.

As discussed in Section 12.1, wastewater flows from the project area are received and treated by the Dry Creek WWTP. The current Dry Creek WWTP average dry weather flow (ADWF) is approximately 10.3 mgd. The plant has a maximum treatment capacity of 11.5 mgd, and development of the project site in accordance with the Placer County General Plan was assumed under the SPWA Systems Evaluation (RMC 2009). The Dry Creek WWTP has sufficient treatment capacity to serve the proposed project and is in compliance with the water quality discharge requirements specified by the facility's NPDES discharge permit. This facility meets applicable wastewater treatment requirements.

The proposed project would therefore result in less than significant impacts associated with construction of new wastewater treatment facilities to accommodate increased wastewater flows generated by the proposed project.

IMPACT 12.2: Have Sufficient Water Supplies, Require Construction of New Water Facilities

SIGNIFICANCE BEFORE MITIGATION: *LESS THAN SIGNIFICANT*

Mitigation Measures

Proposed: None

Significance with Proposed Mitigation: **Less than Significant**

Recommended: None

SIGNIFICANCE AFTER MITIGATION: *LESS THAN SIGNIFICANT*

The project would connect to an existing 10-inch line located in Penryn Road and an existing 24-inch line located in Taylor Road. Both lines are owned and operated by PCWA. PCWA makes commitments for connection to PCWA water lines and provision of domestic water service upon execution of a Facilities Agreement and payment of PCWA fees and charges, including a Water Connection Charge. Prior to issuance of building permits, the County would require verification from PCWA of available water supply and the ability to serve the proposed project with domestic water.

The proposed project would use water at rates typical of multi-family residential development. According to PCWA, water use rates for multi-family residential units are approximately 400 cubic feet, or about 3,000 gallons, of water per unit per month (España 2009). Based on the estimated monthly water demand, the 150-unit project would use approximately 720,000 cubic feet (16.6 acre-feet) of water per year. The proposed project includes landscaping typical of multi-family projects that would require additional water to maintain. Use of water to serve the domestic needs of the proposed multi-family development is not considered a wasteful use of water resources. Multi-family water use per dwelling unit has historically been less than half of the per-dwelling unit use rate for single-family residential uses (PCWA 2006).

While PCWA has not formally entered into an agreement to provide water service to the proposed project, PCWA has provided a letter to the project applicant regarding water availability to the project site from PCWA facilities. The water availability letter indicates that water can be made available to serve the project from PCWA's water lines in Penryn Road and Taylor Road, upon execution of a Facilities Agreement and payment of fees (PCWA 2010). The letter indicates that the existing PCWA facilities and water supplies can meet domestic and firefighting water demands of the proposed project.

The PCWA Urban Water Management Plan (UWMP) (PCWA 2000) estimates that projected water supplies would result in a surplus of 18,900 ac-ft in 2020 for Zones 1 and 5 given a normal climate year, but that supply cutbacks and demand reduction measures would be required in these zones during a multi-year drought event. Estimates of water supply are based on mid-range estimates of probable growth rates as compiled from the Placer County General Plan, and Sacramento Area Council of Governments population projections for Placer County and General Plans from communities throughout the County. The UWMP anticipates that build-out of its service areas will occur in approximately 2035, and that water demands will increase by 50 percent by 2020. Current and Projected Water Supplies show a surplus of 65,100 ac-ft in 2000 and a surplus.

Based on the water availability letter and information contained in the UWMP, existing PCWA facilities are adequate to provide for water demand generated by the proposed project. Impacts associated with installation of water lines necessary to connect to existing PCWA lines in Taylor Road and Penryn Road are analyzed throughout this EIR as part of the proposed project. The proposed project would result in less than significant impacts associated with construction of new water facilities to serve the project.

IMPACT 12.3: Generate Waste of a Daily Volume that Cannot be Accommodated by Recology Auburn Placer, the WRSL, or the MRF

SIGNIFICANCE BEFORE MITIGATION: *LESS THAN SIGNIFICANT*

Mitigation Measures: No mitigation measures are proposed or recommended.

SIGNIFICANCE AFTER MITIGATION: *LESS THAN SIGNIFICANT*

The project proposes to develop 150 multi-family residential units and a recreation center on the project site. The project does not propose to change the existing land use or zoning designations for the project site. According to information available from the California Integrated Waste Management Board, statewide solid waste generation rate for multifamily units is approximately 2.52 pounds per day per unit (0.46 tons per year). Using this generation rate, the proposed 150 units would generate a total of ±378 pounds of solid waste per day (±69 tons annually). Based on the average solid waste collection at the WRSL of 824 tons per day, and the permitted capacity of 1,900 tons per day, the generation of ±378 pounds per day of solid waste is not expected to significantly affect the overall capacity or lifespan of the WRSL.

To ensure that solid waste collection services are provided at the project site, the proposed project will be required to obtain a will serve letter from Recology Auburn Placer. Collection fees must be paid by the property owner/manager to offset the costs of providing these services. With payment of the required fees, the proposed project is not expected to significantly affect Recology Auburn Placer's ability to continue to provide solid waste collection services in the project region, and project impacts associated with solid waste generation would be less than significant.

IMPACT 12.4: Generate a Demand for Communication Services that Requires the Extension of Infrastructure that Could Cause Significant Environmental Impacts

SIGNIFICANCE BEFORE MITIGATION: *LESS THAN SIGNIFICANT*

Mitigation Measures: No mitigation measures are proposed or recommended.

SIGNIFICANCE AFTER MITIGATION: *LESS THAN SIGNIFICANT*

The development of the proposed project would result in an increased demand for communication services. Cable television, internet, and telephone services would be provided by private telecommunications companies. Developer fees and customer billing would fund the extension of communications services to the future residents of the proposed project. The proposed project is not expected to result in a significant impact to the provision of communication services in the project area.

Construction and installation of communications lines could contribute to physical impacts associated with construction activities, including air pollutant emissions, soil erosion, and

reduced quality of stormwater runoff. Grading and construction activities associated with the provision of these services to the proposed residences are reflected on the proposed grading plans, and the impacts associated with these activities are evaluated throughout the resource chapters of this Draft EIR. Utilities lines must also be included on the Improvement Plans for the proposed project. As part of their review and approval of Improvement Plans, County staff will ensure that the project provides for the infrastructure necessary to provide communications services to the project site. With implementation of the construction-related mitigation measures identified throughout other chapters in this Draft EIR, it is expected that impacts associated with extension of infrastructure to provide communications services to the proposed project would be less than significant.

12.4 MITIGATION MEASURES

Exceed Wastewater Treatment Requirements or Require Construction of New Wastewater Facilities

This impact is determined to be Less than Significant. No mitigation measures are required.

Have Sufficient Water Supplies, Require Construction of New Water Facilities

This impact is determined to be Less than Significant. No mitigation measures are required.

Generate Waste of a Daily Volume that Cannot be Accommodated by the Recology Auburn Placer, the WRSL, or the MRF

This impact is determined to be Less than Significant. No mitigation measures are required.

Generate a Demand for Communication Services that Requires the Extension of Infrastructure that Could Cause Significant Environmental Impacts

This impact is determined to be Less than Significant. No mitigation measures are required.