

4.14 UTILITIES AND SERVICE SYSTEMS

This section addresses the project's impacts on utilities including water supply, wastewater treatment, and solid waste disposal. This evaluation is based on the project's estimated demand for these utilities relative to the supplies and capacities of the systems and facilities that would provide service for the project.

4.14.1 Water Supply

Existing Conditions

Water Sources, Supply, and Demand¹

The Goleta Water District (GWD) is the water purveyor for the City of Goleta and surrounding areas. The GWD service area is located in the southern portion of Santa Barbara County with its western border adjacent to the El Capitan State Park, its northern border along the foothills of the Santa Ynez Mountains and the Los Padres National Forest, the City of Santa Barbara to the east, and the Pacific Ocean to the south. The service area encompasses approximately 29,000 acres and includes the City of Goleta, University of California, and Santa Barbara Airport (City of Santa Barbara property); the remainder of the service area is located in the unincorporated County of Santa Barbara. GWD provides water service to approximately ~~85,000~~86,946 people through a distribution system that includes over 270 miles of pipeline, as well as eight reservoirs ranging in individual capacity from 0.3 million gallons to over 6 million gallons, with a total combined capacity of approximately 20.2 million gallons.

~~The most recently adopted 2010 Urban Water Management Plan (UWMP) for the GWD is dated 2005. An updated draft 2010 UWMP is currently being written, with an expected adoption date of on November 8, 2011.~~² The GWD 2011 Water Supply Management Plan (WSMP), dated April 11, 2011, also provides the most recent documentation of water supplies for the GWD, and the modeling of water reliability and drought scenarios. ~~However, the 2010 UWMP provided in the WSMP can be used directly in the analyses of water supply and demand, as it represents the most recently adopted UWMP required by the UWMP.~~ The 2010 UWMP WSMP reports that during a normal precipitation year, GWD draws its water supplies from four main sources: 1) Lake Cachuma surface water (9,322 acre-feet per year [AFY]); 2) the State Water Project (3,804,500 AFY, plus an additional allocation of 450 acre-feet per year through the CCWA Drought Buffer and 2,500 AF of special drought buffer with DWR); 3) groundwater from the Goleta Groundwater Basin (2,350 AFY) and conjunctive use from injection of 280 AFY; and 4) recycled water from wastewater treatment (up to 4,001,150 AFY in capacity³). ~~These sources would yield a total supply of 16,622 AFY under "normal" conditions through the year 2030.~~ This is a total projected water supply supply of 16,622 AFY under "normal" conditions through the year 2035 (GWD 2010 UWMP: Table 3-1).

~~GWD's rights to groundwater drawn from the Goleta Groundwater Basin were adjudicated (Wright v. Goleta Water District (November 17, 1989), SBSC Case No. SM57969) through a court judgment in 1989 entitled Wright et al v. Goleta Water District. The Wright Judgment~~ The

¹ The source of the data provided in this section, except as otherwise noted, is Goleta Water District, *Water Supply Assessment City of Goleta Proposed Amended General Plan/Coastal Land Use Plan*, May 22, 2008.

² Personal communication with Matthew Anderson of GWD. September 30, 2011. GWD Resolution No. 2011-35, adopted November 8, 2011. The 2010 UWMP can be viewed at: www.goletawater.com/assets/GWD_2010UWMP_Final.pdf (accessed June 12, 2012).

³ ~~Recycled water supply is kept constant in the WSMP calculations. However, there is an additional 2,000 acre feet per year of unused recycled capacity if additional customers are identified and additional pipelines are constructed.~~

Wright judgment gives GWD the right-ability to pump up to 2,000 AFY from the Basin in addition to the right to surplus waters, injected water, return flows, and rights transferred from private pumpers, identified as Exchange Service and Augmented Service. Based on the GWD's reported amounts of these Exchange and Augmented Services, it-GWD has-conservatively reported an entitlement of 2,350 AFY from the groundwater basin. The Wright judgment also gave-gives GWD the right to inject excess surface water supplies into the Basin to recharge the Basin and replenish groundwater supplies.

In addition to its fixed adjudicated allotment, GWD safeguards for less-than-normal rainfall years by storing excess water runoff during high-rainfall-years, which helps to maintain its supplies during potential drought conditions. Excess surface water (e.g., from Cachuma Project "spill") during high rainfall years is injected into the Goleta Groundwater Basin as "recharge" through GWD maintained injection wells. The injected recharge volumes are then available to GWD in the future, providing a variable increase in the annual allotment that can be tapped, as needed, also known as "banking." As of 2008, GWD had injected 6,804 AF, or an average of 425 AFY. Conservatively estimating an annual input of 400 AFY, total injected water supplies would be 19,572 AFY through the year 2030. Unexercised groundwater rights at the end of a year revert to a stored water right in the basin. As of 2009, the GWD Groundwater Management Plan (2010) reports GWD storage in the basin was 43,253 acre-feet.

Water demand is expected to increase steadily over the long-term planning horizon. Water demand for the years 2005 and 2010 were 14,167 and 14,649 AF, respectively. Demand for GWD water has averaged 14,600 AFY over the last five years, which the 2011 WSMP reports as the current demand for GWD water. Total water demand for the year 2030 2015 is expected to be 46,683 15,999 AFY and 18,143 AF in the year 2035 under the GWD "High Estimate" (GWD 2010 UWMP). These projections indicate that there will be an adequate supply of water for the immediate future, but a potential long-term (2035) resulting in a demand will result in a projected shortfall of 2441,521 AFY under normal supply conditions and the high estimate ("worst-case") demand conditions. This shortfall could be eliminated through conservation, enhancing water supplies, and by making use of GWDs 2,000 AFY unused capacity for recycled water as new pipelines are installed and new customers for this product are identified.

Water Conservation and Recycled Water

The 2010 UWMP includes water Demand Management Measures (DMMs) and Best Management Practices (BMPs) to balance the long-term supply and demand for water, and incorporates climate change, reliability of water sources, and water quality considerations into its analyses. The GWD also adopted a Water Conservation Plan to ensure it meets the targets of its UWMP. The Plan is considered an interim document that will be followed by a more detailed program to ensure compliance with the-upcoming-2010 UWMP. The Conservation Plan also identifies Best Management Practices (BMPs) such as prohibitions against water wasting, water audits to repair leaks, and conservation pricing. Additional measures are under consideration as part of the final Conservation Plan document.

Water conservation is also achieved, in part, through recycling water to the extent feasible given the available infrastructure. Recycled wastewater, distributed by GWD, has been tertiary-treated, meaning it has gone through the maximum three-levels of wastewater treatment and contains no live bacterium. This is the same level of water quality treatment that is required by the National Pollutant Discharge Elimination System (NPDES) permit for discharge as surface water, and is considered safe for exposure, but slightly below drinking water standards.

Recycled water is approved for use as irrigation for landscaping, which allows the water purveyor to conserve potable water (i.e., meeting drinking water standards) supplies. Current local GWD customers of recycled wastewater for landscape irrigation include the University of California, Santa Barbara, the Camino Real Marketplace, golf courses, and multi-family residential properties. Near the project site, the GWD Recycled Water System includes a 16-inch recycled water pipeline that runs within Hollister Avenue south of the project site, and a 6-inch connecting line that extends north on Glen Annie Road adjacent to the project site to the east. The 6-inch line currently provides a landscape irrigation water source for the adjacent Pacific Glen multi-family residential units directly to the east.

GWD obtains its recycled water from the Goleta Sanitary District (GSD), a separate agency, which operates the only water recycling plant in the area and which has capacity to treat 3.3 million gallons per day of the wastewater it receives to tertiary levels. As stated previously, the GWD has a recycled water allotment of 3,000 AFY (978 million gallons per day [mgd]). However, it is currently only distributing approximately 1,000 AFY due to limitations in existing pipelines and identified customers that would make use of additional recycled water supplies.

Regulatory Framework

Federal

There are no applicable Federal regulations pertaining to this water supply analysis.

State

The Subdivision Map Act (Government Code §§ 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.

Recycled Water Regulations

The EPA, State Water Resources Control Board (SWRCB), Regional Water Quality Control Boards (RWQCB), and California Department of Health Services (CDHS) all have a role in regulating the use of recycled water in the State of California. The SWRCB adopted Resolution No 77-1 (Policy with Respect to Water Reclamation in California), which empowers the State Board and Regional Boards to encourage and consider funding for water reclamation projects that do not impair water rights or beneficial in-stream uses. The CDHS determines how recycled water may be used in California, and designates the level of treatment required for each of these permitted uses (Title 22, California Code of Regulations).

Urban Water Management Planning Act (~~California Water Code, Division 6, Part 2.6, 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.

Title 22

The California Water Code requires the California Department of Public Health (CDPH) to establish water reclamation criteria. In 1975 the CDPH ~~prepared~~ promulgated regulations that were added to Title 22 regulations of the California Code of Regulations to satisfy this requirement. Title 22 regulates production and use of reclaimed water in California by establishing three categories of reclaimed water: primary effluent, secondary effluent, and tertiary effluent. In addition to defining reclaimed water uses, Title 22 also defines requirements for sampling and analysis of effluent and specifies design requirements for treatment facilities.

Senate Bill (SB) 610

Senate Bill (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 the ~~California Water Code Section §§ 10910, et seq.~~

Water supply planning under SB 610 requires reviewing and identifying adequate available water supplies necessary to meet the demand generated by a project, as well as the cumulative demand for the general region over the next 20 years, under a broad range of water conditions. This information is typically found in the current UWMP for the project area. SB 610 requires the identification of the public water supplier. Under SB 610, a Water Supply Assessment (WSA) is needed only if a project exceeds thresholds of development identified, thereby relieving projects of less significance from the requirements of the bill.

Local***City of Goleta Inland Zoning Ordinance***

~~IZO § Section 35-317.7(1)(d) of Article 3, Chapter 35 of the Municipal Code (the City of Goleta Inland Zoning Ordinance)~~ requires a finding that adequate public services are available to serve new developments prior to the approval of projects.

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 certain restrictions on GWD use of groundwater, including the creation of a "Drought Buffer" of water that is stored in the Central Basin, which may be pumped and distributed by the GWD to existing customers only in the event that a drought causes a reduction in the District's annual deliveries from Lake Cachuma. The Drought Buffer supplies may not be used as a source of supplemental water supply to serve new or additional demands for District water. SAFE also restricts deliveries to new developments by limiting the release of water to new customers to one percent of its total potable water supply. A determination of available water allocation for new uses is made on an annual basis.

The SAFE Ordinance also continued an existing prohibition on new service connections until water supplies for existing customers were secured. Those conditions were met in 1997. When new releases are authorized they must be offset by increases to the Drought Buffer equivalent to two-thirds of the amount of the water supplied to new customers. A determination of available water allocation for new uses is made on an annual basis.

Goleta Water District Water Conservation Plan (2010)

The GWD has adopted an interim Water Conservation Plan (2010) requiring implementation of Best Management Practices (BMPs) to conserve water, which would reduce demand on the GWD's water treatment plant capacity. Proposed developments are required to incorporate feasible BMPs into its water system design, including the use of water conserving fixtures and water efficient landscape and irrigation.

Thresholds of Significance

The City of Goleta's *Environmental Thresholds and Guidelines Manual* includes thresholds pertaining to groundwater supply for projects involving groundwater wells. However, since the project would not involve groundwater wells these thresholds would not apply. Based on Appendix G of the CEQA Guidelines, the project would result in the potential for a significant impact if it would require new or expanded water supply entitlements.

Project Impacts

Water Demand

Impact WS 1: The project would generate demand for water from GWD.

Significance Before Mitigation: Significant

The project's water demand was calculated by applying the factors provided in the City's *Environmental Thresholds and Guidelines Manual*. Based on these factors, the project's total estimated water demand would be approximately ~~100.64~~ 101.30 AFY, as detailed in **Table 4.14-1**. This demand projection does not include the recycling of water demand that could be associated with the on-site carwash area since no data or schematics have been submitted describing/quantifying how the carwash facility would collect and recycle spent water. As noted under *Existing Conditions*, recycled water is available to the project from recycled water lines located in Glen Annie Road and in Hollister Avenue. The project includes a northerly extension of the line in Glen Annie Road to serve the site and intends to use recycled water for landscape irrigation.

**Table 4.14-1
Project Water Demand**

Land Use	Water Demand Rate ^a	Water Use (AFY)
Residential		
13.7 acres	5.75 AFY/acre	78.78
Live/Work Units 5 units	0.23 AFY/unit	1.15
<u>Car Wash Station</u>	<u>0.66 AFY^c</u>	<u>0.66</u>
Commercial		
90,054 sf ^b (shopping center)	0.23 AFY/1,000 sf	20.71
Total Water Use		<u>100.64 101.30</u>
^a City of Goleta, <i>Environmental Thresholds and Guidelines Manual</i> , October 2002, Water Demand Rates for Residential DR 20, Shopping Center Use, and Office Use. ^b Includes total commercial area of the live/work area. ^c <u>City of Goleta, <i>Environmental Thresholds and Guidelines Manual</i>, October 2002, Water Demand Rates for car washing of 15 gallons per wash using automatic shut-off nozzle on hose. Assumes one car wash per unit (275 units) per week (52 weeks per year), which is considered a highly conservative assumption as rainy weather conditions would likely reduce the number of times cars are actually washed.</u>		

The project's estimated water demand represents approximately ~~0.69~~ 0.63 percent of the ~~2015~~ 14,600 ~~15,999~~ AFY "High-Estimate" demand for GWD water, and approximately 0.61 percent of the ~~16,472~~ 16,622 AFY of water available to the GWD through the year ~~2030~~ 2035 (not including GWD's 2,000 AFY of unused recycled water capacity). GWD forecasts regional water demand to increase to about ~~16,683~~ 18,143 AFY under a "High Estimate" by the year ~~2030~~ 2035 (GWD, 2010) (~~Goleta Water District, 2011~~), an increase of ~~2,083~~ 2,144 AF. The project's demand would be ~~4.8~~ 4.7 percent of this increase in water demand over the current planning period in the area served by the GWD. Based on normal weather/supply conditions and High Estimate water demands, annual projected water demand would exceed GWD supply by ~~244~~ 1,521 AF~~Y~~ for the year ~~2030~~ 2035. Assuming that the project's annual demand of 100.64 AF would be added to this projected deficit, the GWD ~~would~~ face a ~~344.64~~ 1,622 AF~~Y~~ shortfall. As such, until a Can and Will Service letter has been received from GWD, the project's water supply has not been secured. This is considered a potentially significant impact.

This analysis is conservative in that it evaluates the water demand generated by the project rather than the net increase in water demand generated by the project relative to existing conditions. The net increase would be less, as the project would eliminate water use from the existing commercial land uses on the project site.

As described above, the GWD has adopted a 2010 UWMP, and a Water Conservation Plan (2010), ~~proposed which was~~ an interim plan to be updated for compliance with the ~~upcoming~~ 2010 UWMP. The 2010 UWMP requires ~~ing~~ implementation of BMPs to conserve water. The project would be required to incorporate feasible BMPs into its water system design, including the use of water conserving fixtures and water efficient landscape and irrigation. As noted in the *Existing Conditions* section, the GSD Recycled Water System infrastructure is in close proximity to the project site. An existing 16-inch recycled water trunk pipeline passes the project site to the south, running east-west in Hollister Avenue, which delivers recycled water to a 6-inch diameter mainline that extends north in Glen Annie Road, that currently terminates approximately midway along the Road. The project would extend the mainline north to the terminus of Glen Annie Road at the cul-de-sac to serve the site and intends to use recycled water for landscape irrigation.

If the project does not include building design features to make efficient use of water and minimize waste, it would not be consistent with water conservation goals ~~included in~~ within the 2010 GWD UWMP. Water Conservation Plan. Without specific BMPs in place, the project's impacts to water supply are also considered potentially significant in this regard.

Senate Bill (SB) 610 Analysis

The project is a mixed-use development that includes 90,054 square feet of commercial space and 279 dwelling units, inclusive of the five live/work units. A mixed-use project requires a WSA if it meets one or more of the SB 610 thresholds. The commercial component of the project contains less than 500,000 square feet and therefore does not meet the SB 610 commercial threshold. The residential component contains fewer than 500 dwelling units and would not meet the SB 610 residential threshold. Accordingly, to determine whether the project requires preparation of a WSA it is necessary to determine whether the combined commercial and residential uses result in a water demand *equivalent* to the demand that would be generated by 500 residential units.

According to the *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 (2001)* a single dwelling unit is estimated to consume approximately 0.5 AFY. A project containing 500 dwelling units would be expected to consume approximately 250 AFY. As shown on Table 4.14-1, the project's combined water demand is estimated to be approximately 100.4 AFY; therefore, the project would not meet the equivalent demand threshold of SB 610 and a WSA is not required.

SAFE Water Supplies Ordinance of 1991 Analysis

As noted in the Regulatory Framework section, SAFE limits the GWD to an annual release of no more than one percent of its total potable water supply to new or additional service connections. The GWD Water Supply Assessment for the Goleta General Plan/Coastal Land Use Plan Amendment reported that its total potable water supply in 2008 was 15,472 AF. Thus, the 2008 Water Supply Assessment determined that the projected available annual allocation for new or increased water service through the year 2030 would be approximately 154 AFY.

The project's estimated total annual water demand would be 100.4 AFY⁴ or approximately 64 percent of the GWD's available annual allocation for new service connections based on its documented 2008 water supply. Therefore, the project's water demand would fall within the limits of the GWD's annual new service allocation and the project could be supplied with water without violating the SAFE Ordinance (Goleta Water District, 2008).

Cumulative Impacts

~~As described above,~~ a Water Supply Assessment (WSA) for the City of Goleta General Plan/Coastal Land Use Plan was prepared by GWD in 2009. The WSA considered the water demand at General Plan/Coastal Land Use Plan build-out to the year 2030, assuming the water demand generated by the land use designations contained in the Land Use Element at the time the Plan was adopted. The 22.30 acres of the project site is designated Residential - Medium Density (R-MD) in the General Plan/Coastal Land Use Plan and 1.25 acres of the site is designated Industrial Office (IO). The City uses a water demand factor of 5.75 AFY per acre for residential uses and 0.23 AFY/1,000 square feet for office/commercial land uses. If developed in conformance with the General Plan/Coastal Land Use Plan, the project site would generate a water demand of approximately 130.42 AFY using those factors.⁵ That level of demand was included as part of the total water demand projected for build-out of the General Plan/Coastal Land Use Plan and considered in the General Plan/Coastal Land Use Plan WSA.

In accordance with Sections 15163(a) and 15164(a) of the State CEQA Guidelines, the City is currently processing an Addendum (Case No. 08-143-GPA) to the General Plan/Coastal Land Use Plan EIR (SCH #2005031151) for the project General Plan/Coastal Land Use Plan Amendment that would change the land use designation of 9.83 acres of the project site from Residential - Medium Density to Community Commercial (C-C). The Addendum assumes a worst-case scenario over the entire project area that could be constructed under the proposed GPA land use designations: 300 residential units and 100,000 square feet of commercial space. Applying the worst-case development over the southern 9.83-acre area (including residential units that could be constructed under the C-C designation), the GP would result in a net

⁴ This estimate includes water used for irrigation and therefore provides a conservative estimate; potable water use would be less than this amount.

⁵ Water use under the General Plan: (5.75 AFY/acre of residential land x 22.30 acres) + (9,546 sf commercial x 0.23 AFY/1,000 sf of commercial space) = 130.42 AFY.

decrease of 27.54 AFY in water demand for that area (56.52 AFY for existing designation versus 28.98 AFY under the proposed designation).

According to the City's most recent related projects list (July 2011), a total increase of ~~4,604~~ 1,030 dwelling units and ~~1,758,187~~ 1,128,009 square feet of commercial/industrial/institutional space (including this project) are pending review, have been approved, or are under construction. Using conservative water demand rates based on these land use categories, as identified in the 2009 WSA prepared for the City's General Plan/Coastal Land Use Plan, the total additional water demanded, should all pending projects be approved, would be ~~4,732.34~~ 1,113 AFY.⁶ This amount would be approximately ~~10.54~~ 6.70 percent of the ~~16,472~~ 16,622 AF of water available to the GWD annually through the year ~~2030~~ 2035 (not including GWD's unused recycled water capacity). GWD forecasts regional water demand to increase to about ~~16,683~~ 18,143 AFY ("High Estimate") by the year ~~2030~~ 2035, based on and incorporates SBCAG population growth estimates (GWD, 2010 UWMP) ~~Goleta Water District, 2011~~). The cumulative demand of related projects would exacerbate a shortfall in water supply over the current planning period in the area served by the GWD. Based on normal weather annual water supplies, by developing the required infrastructure to deliver GWD's unused recycled water supplies for landscaping or other non-potable uses, supply could provide for the year ~~2030~~ 2035 forecast demand plus the cumulative increase in demand from new projects. Therefore, the total cumulative demand for water would be considered less than significant and the project's contribution to that cumulative demand would be less than significant.

Mitigation Measures

WS 1-1: The applicant must obtain and submit to the Planning and Environmental Services Director, or designee, a Can and Will Service (CAWS) letter from the Goleta Water District ~~shall be obtained.~~

Plan Requirements: The CAWS letter shall ~~must demonstrate be provided to the City demonstrating~~ the adequacy of water supplies to accommodate the project.

Timing: The CAWS letter shall ~~must~~ be provided to the Community Planning and Environmental Services Director, or designee, before the City issuance of a Land Use Permit for any commercial or residential building ~~prior to LUP issuance.~~

Monitoring: The CAWS letter shall ~~must~~ be on file with the City before the City issuance of a Land Use Permit ~~issues a LUP prior to LUP issuance.~~

WS 1-2: Outdoor water use shall ~~must~~ be minimized.

Plan Requirements: The following measures shall ~~must~~ be implemented in the final landscape plan:

- a. T~~h~~e final landscaping must~~shall~~ use native and/or drought tolerant species;
- b. D~~r~~ip irrigation or other water-conserving irrigation shall ~~must~~ be installed;
- c. P~~l~~ant material must~~shall~~ be grouped by water needs Climate zone 24;

⁶ ~~4,604~~ 1,030 residential units x 0.5 AFY (per the *Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 (2001)*) + ~~1,758,187~~ 1,128,009 sf of development x 0.53 AFY/1000 sf (restaurant uses, the highest water demand rate for all commercial and industrial projects) = ~~4,732.34~~ 1,113 AFY.

- d. ~~T~~turf shall~~must~~ constitute less than 20% of the total landscaped area if proposed under the final landscape plan. Additionally, artificial turf may be used in place of "regular" turf and may exceed the 20% maximum;
- e. ~~N~~o turf shall~~is~~ be allowed on slopes of over 4%;
- f. ~~E~~xtensive mulching (2" minimum) shall~~must~~ be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
- g. ~~S~~oil moisture sensing devices shall~~must~~ be installed to prevent unnecessary irrigation;
- h. Only recycled water ~~shall~~must be used for landscape irrigation; and
- i. ~~The~~ plant palette utilized for the project's landscape shall~~must~~ consist exclusively of plant materials that can withstand the high water salinity levels of available recycled water. Consistent with AES 3-7, project landscaping must consist of approximately seventy-five percent (75%) drought-tolerant native and/or Mediterranean type plant coverage which adequately complements the project design and integrates the site with surrounding land uses. The plant materials used in landscaping must be compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24 published by Sunset Books, Inc., Revised and Updated 2001 edition.

Timing: The final landscape and irrigation plan ~~shall~~ must include these requirements and ~~shall~~ must be reviewed and approved by the Planning and Environmental Services Director, or designee, City staff and Design Review Board (DRB) prior to issuance of any Land Use Permit for construction any commercial or residential building. The permittee ~~shall~~ must implement all elements of the final landscape plan ~~prior to~~ before issuance of a certificate of occupancy final inspection. The water utility plan ~~shall~~ must include connections to available recycled water mains and ~~shall~~ provide a dual system to ensure that only recycled water is used for landscape irrigation throughout the project site.

Monitoring: ~~Prior to Before final inspection, City staff shall verify installation according to plan.~~
The permittee must submit verification from a licensed landscape architect that the installed landscaping species conform to those shown on issued-LUP plan sets before the City issues a certificate of occupancy.

WS 1-3: Indoor water use ~~shall~~ must be minimized.

Plan Requirements: The following measures ~~shall~~ must be implemented in project building plans:

- a. ~~a~~All hot water lines shall must be insulated;
- b. ~~r~~Re-circulating, point-of-use, or on-demand water heaters shall must be installed;
- c. ~~S~~self-regenerating water softening shall must be prohibited in all structures;

- d. ~~l~~lavatories and drinking fountains ~~shall~~ must be equipped with self-closing valves; and
- e. Water Sense Specification toilets ~~shall~~ must be installed in each unit.

Timing: Project building plans ~~shall~~ must include these requirements. Indoor water conserving measures ~~shall~~ must be implemented ~~prior to~~ before issuance of a certificate of occupancy clearance.

Monitoring: ~~Prior to~~ Before issuance of a certificate of occupancy clearance ~~final inspection, the Planning and Environmental Services Director, or designee, must City staff shall perform site inspections to verify compliance~~ inspect to verify installation according to plan.

WS 1-4: Reclaimed/non-potable water, if available, ~~shall~~ must be used for all dust suppression activities during grading and construction.

Plan Requirements: This measure ~~shall~~ must be included as a note on all plans submitted for any ~~LUP~~ Land Use Permit, grading and/or building permit.

Timing: Evidence of availability of reclaimed/non-potable water to be used for dust suppression, or lack thereof, ~~shall~~ must be provided to the Planning and Environmental Services Director, or designee, before the City ~~prior to~~ issuance of any ~~LUP~~ Land Use Permit, grading, or building permit.

Monitoring: The Planning and Environmental Community Services Director, or designee, City staff shall ~~must~~ perform site inspections to verify site ~~inspect to ensure that reclaimed/non-potable water is being used for dust suppression~~.

WS 1-5: ~~(Recommended) All commercial and residential components of the project shall be designed and constructed to utilize reclaimed water for all blackwater components.~~

Plan Requirements: ~~Project building plans shall include this requirement.~~

Timing: ~~This measure shall be implemented prior to occupancy clearance.~~

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

Residual Impacts

With implementation of the mitigation measures identified above, the project's potentially significant water supply impacts would be reduced to a less than significant level (**Class II**).

4.14.2 Wastewater Treatment

Existing Conditions

The Goleta West Sanitary District (GWSD) and the Goleta Sanitary District (GSD) would provide wastewater collection and treatment, respectively, for the project site.

Wastewater Collection

The GWSD owns and operates sewer collection infrastructure serving approximately 6,000 customer accounts in its service area. GWSD's wastewater collection system includes approximately 62 linear miles of pipeline, consisting of a series of lateral sewer pipelines that connect lines from individual properties to a sewer mainline, which connects to a trunk line. The sewage is predominantly gravity fed before reaching the GWSD pump house located on the UCSB campus. From there, sewage is pumped to the GSD treatment plant.

Existing wastewater collection lines adjacent to the project site include a 12-inch diameter mainline in Hollister Avenue and an 8-inch diameter mainline in Glen Annie Road. These are public lines, to which the project site's privately maintained collector system would connect.

Wastewater Treatment

Wastewater collected by the GWSD is treated by the Goleta Sanitary District (GSD) Goleta Wastewater Treatment Plant (GWWTP). The GWWTP has a design capacity of 9.7 million gallons per day (mgd), based on an average daily flow rate. However, the discharge is restricted under the facility's National Pollution Discharge Elimination System (NPDES) permit (Permit No. CA0048160) (a Clean Water Act Requirement), to a daily dry weather discharge of 7.64 mgd (RWQCB, 2010). This permit can be renewed regularly to reconsider discharge needs of the facility. It was last renewed in 2010 and would be reconsidered again in 2015.

GWSD owns 40.78 percent of the capacity rights at the GSD treatment plant, which gives GWSD an allotment of 3.12 mgd of treatment capacity. GWSD currently collects approximately 1.71 mgd of sewage and its system has a remaining allocated treatment capacity of 1.41 mgd pursuant to its contract with GSD (Nation, 2011).

The GSD treatment facilities will undergo a major upgrade from the current partial secondary blended process to full secondary treatment with construction scheduled to start in 2011. The upgrade will include new construction of a second biofilter, two secondary sedimentation tanks, an aeration basin, solids-handing structures and a shower and locker room building. Some of the existing structures will be refurbished and updated, including the headworks, an odor reduction tower, and emergency generators. New equipment will include blowers, electric dredge, and a mechanical solids thickener. Finally, one of the existing stabilization basins will be converted into an equalization basin. The upgrade will allow the plant to increase its permitted discharge rate when construction is completed in 2014.

At the present time the plant's treatment system consists of primary settling, biofiltration, aeration, secondary clarification, chlorine disinfection, and dechlorination. Wastewater flows greater than 4.38 million gallons per day (MGD) receive primary treatment only and are blended with treated secondary wastewater prior to disinfection and discharge to the ocean. Treated wastewater is discharged to the Pacific Ocean through a diffuser 5,912 feet offshore at a depth of approximately 87 feet. When the treatment plant upgrades are completed the plant will be able to discharge effluent that has been treated to full secondary standards. The GSD treatment also has capacity to treat wastewater to the tertiary standards required for recycled water use.

Regulatory Framework

Federal

There are no applicable Federal regulations pertaining to this analysis.

State

The Subdivision Map Act (Government Code §§ 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.

Local

City of Goleta Inland Zoning Ordinance

~~IZO 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 of adequate public services to serve new developments as a condition precedent to project approval.

Thresholds of Significance

The City of Goleta's *Environmental Thresholds and Guidelines Manual* does not provide thresholds for impacts related to sewer service and wastewater treatment. The following thresholds are based on Appendix G of the CEQA Guidelines. The project would result in a significant impact if it would:

- a. 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; or
- b. Result in a determination by the wastewater treatment provider that 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 service commitments.

Project Impacts⁷

Impact WW-1: The project would generate additional wastewater in requiring conveyance to and treatment at the GSD wastewater treatment plant.

Significance Before Mitigation: Less than Significant

The GWSD estimates wastewater generation rates for residential and commercial developments, which are used for planning purposes. The residential wastewater generation rate is 184 gallons per day per equivalent residential unit (ERU), and the commercial rate is 100 gallons per day per 1,000 square feet of habitable building space (Nation, 2011).⁸ **Table 4.14-2** shows the estimated generation of wastewater from the project. Based on a total of 279 residences and 90,054 square feet of commercial space (including live/work units), overall project wastewater generation would be ~~60,344~~ 60,930 gallons per day.

⁷ -Addresses Thresholds "a" and "b."

⁸ Residential factor is calculated on the basis of gallons per day (gpd) per unit; commercial factor is calculated on the basis of gallons per day per 1,000 square feet of habitable building area.

**Table 4.14-2
Wastewater Generation**

	Daily Wastewater Generation Rate ^a	Daily Wastewater Generation (gallons)
Residential Units		
279 units	184 gallons per day per unit	51,336
<u>Car Wash Station</u>	<u>589 gallons per day^b</u>	<u>589</u>
Commercial		
90,054 sf ^c	100 gallons per day per 1,000 sf	9,005
	Total	60,344 60,930
^a Generation rates provided by GWSD email from Mark Nation to Envicom Corporation (2011). ^b <u>214,500 gallons per year (15 gallons/wash/275 units/52 weeks/year) / 365 days = 589 gallons.</u> <u>This figure also represents 39 car washes occurring on a single day.</u> ^c Includes total commercial area of the live/work area.		

As stated above, of the 3.12 million gpd of treatment capacity at the GSD plant is reserved for the GWSD system and GWSD currently uses 1.71 million gpd. The remaining surplus treatment capacity of 1.41 million gallons per day would accommodate the project's estimated wastewater flows, which would require an estimated 4.3 percent of the available treatment capacity. Therefore, the project would not result in a significant impact regarding wastewater treatment capacity. Additionally, GWSD reports that the existing wastewater conveyance pipelines at the project site have adequate capacity to accommodate project-related wastewater flows (Nation, 2011). As such, project impacts on the wastewater system would be less than significant.

This analysis is conservative in that it evaluates the total wastewater generated by the project rather than the net increase generated by the project relative to existing conditions. The net increase would be less, as the project would eliminate wastewater generation from the existing commercial land uses on the project site.

Cumulative Impacts⁹

According to the City's most recent related projects list (July 2011), as provided in Section 3.0 Related Projects, a total increase of ~~4,604~~ 1,305 dwelling units (including this project) and ~~1,758,187~~ 1,218,069 square feet of commercial/industrial space (including this project) are pending review, have been approved, or are under construction. Using the wastewater generation rates supplied by GWSD, the total additional wastewater generated, should all pending projects be approved, would be ~~470,403~~ 362,516 gallons per day. This amount would be ~~33.4~~ 25.7 percent of the extra wastewater treatment capacity that GWSD maintains (1.41 mgd).

The Environmental Impact Report (EIR) prepared for the City's Goleta General Plan/Coastal Land Use Plan concluded that the impact of full build-out pursuant to the Plan's Land Use Element would have a less than significant impact on existing and planned sewer treatment capacity. While the project involves a General Plan/Coastal Land Use Plan Amendment, the change would reduce the total wastewater generation from the project site compared to land uses approved by the General Plan/Coastal Land Use Plan. This reduction is due to fewer

⁹ -Addresses Thresholds "a" and "b."

residences being proposed by this project, as residences generate wastewater at a higher rate than the commercial uses that would occupy 9.83 acres of the site under the project or worst-case development under Community Commercial. Therefore, cumulative impacts would be less than significant, and the project's contribution to those impacts, would also be less than significant.

Mitigation Measures

The project's impacts on wastewater conveyance and treatment are less than significant; however measure is included to ensure project conformance with existing ordinances and regulations.

WW 1-1: A Sewer Connection Permit from the Goleta West Sanitary District ~~shall~~ must be obtained.

Plan Requirement & Timing: A copy of the Sewer Connection Permit ~~shall~~ must be provided to the City Planning and Environmental Services Director, or designee, before ~~prior to~~ recordation of the Final ~~Tract~~ Map.

Monitoring: The Planning and Environmental Services Director, or designee, must ~~City staff shall~~ certify that the Sewer Connection ~~p~~Permit has been received ~~prior to~~ before authorizing recordation of the Final ~~Tract~~ Map.

Residual Impacts

The project would have less than significant impacts on wastewater in both the project and cumulative conditions (**Class III**).

4.14.3 Solid Waste

Existing Conditions

Solid Waste Generation and Collection

Solid waste collection services in Goleta are provided by Marborg Industries. All nonhazardous solid waste in the City and the surrounding South Coast area is handled at two local facilities: the South Coast Recycling and Transfer Station (SCRTS) and Tajiguas Landfill. Both sites are owned and operated by the Santa Barbara County Public Works Department, Resource Recovery and Waste Management Division.

The annual per capita residential waste generation in Goleta is estimated to be 0.95 tons per person. The City averages about 2,400 tons each month, which is approximately 8 percent of the solid waste that goes to the Tajiguas Landfill.¹⁰ Although California's residential solid waste diversion rates was 65 percent per resident, and the employee diversion rate equivalent was 63 percent. The 2010 California disposal rate was 4.5 pounds per resident per day, a decrease from the recent peak of 6.3 percent per resident per day in 2005. However, a slow economy between 2007 and 2010 could have been a significant factor affecting the decrease in waste generation. (California Department of Resources Recycling and Recovery, CalRecycle, 2012) have increased from 10 percent in 1989 to over 50 percent, annual per capita waste generation

¹⁰ City of Goleta General Plan/Coastal Land Use Plan FEIR, September 2006, page 3.12-5.

~~rates for solid waste are still increasing. Some of this may be due to personal consumption and increases in construction debris resulting from an increase in the State's growth rate.~~

Tajiguas Landfill

Solid waste generated within the City of Goleta is disposed of at the Tajiguas Landfill, located approximately 26 miles west of Santa Barbara. Tajiguas is one of five landfills currently operating in the County. The Landfill's total permitted operation area is 357 acres, with an approved and permitted waste disposal footprint of 118 acres comprised of both lined and unlined areas. Waste filling operations are currently being conducted in both the unlined and the lined lateral expansion areas. Santa Barbara County Environmental Health Services permits the landfill to accept up to 1,500 tons per day of municipal solid waste and yard waste.¹¹ Based on current waste disposal rates, the landfill would reach permitted capacity in approximately 2023. The currently permitted landfill disposal capacity is 23.3 million cubic yards of waste of which 71 percent is already utilized.

The Landfill is classified by the Water Board as a Class III waste management unit, approved for discharge of Nonhazardous Municipal Solid Waste. Municipal solid waste currently delivered to the Landfill is generated by the City of Santa Barbara, the City of Goleta, the unincorporated areas of southern Santa Barbara County, and the Santa Ynez and Cuyama Valleys.

Waste Diversion and Recycling

In February 1992, the Santa Barbara County Board of Supervisors adopted the County's Source Reduction and Recycling Element (SRRE). 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 City of Goleta participates in recycling programs aimed at achieving a minimum 50 percent diversion rate of solid waste and currently diverts approximately 69 percent of its solid waste stream. Green wastes collected by City waste haulers are cleaned and ground into mulch which is then marketed. Recyclables delivered to SCRTS are delivered to Gold Coast Recycling for sorting and marketing. In addition, a minimum of 50 percent of all construction wastes must be diverted.

Regulatory Framework

Federal

Resource Conservation and Recovery Act (RCRA)

The RCRA is the nation's primary law governing the disposal of solid and hazardous waste. The Act set national goals for reducing the amount of waste generated and ensuring that wastes are managed in an environmentally sound manner. The *Solid Waste Program* encourages states to develop comprehensive plans to manage nonhazardous industrial solid waste and municipal solid waste, sets criteria for municipal solid waste landfills, and prohibits the open dumping of solid waste. RCRA regulations encourage source reduction and recycling and promote the safe disposal of municipal waste.

¹¹ Tajiguas Landfill operates 307 days per year and is closed on Sundays, and major holidays.

State*California Integrated Waste Management Act of 1991 (AB 939)*

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the State to the maximum extent feasible. Specifically, the Act required cities and counties to adopt a Source Reduction and Recycling Element of their Waste Management Plans to describe actions to be implemented to achieve waste reduction goals.

CalRecycle

CalRecycle is the new California department concerned with the State's recycling and waste reduction efforts, including the implementation of AB 939. Officially known as the Department of Resources Recycling and Recovery, CalRecycle is a part of the California Natural Resources Agency and administers programs formerly managed by the California Integrated Waste Management Board and Division of Recycling.

California Solid Waste Reuse and Recycling Access Act of 1991 (AB 1327)

California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each local jurisdiction to adopt an ordinance requiring commercial, industrial, or institutional building, marina, or residential buildings having five or more living units to provide an adequate storage area for the collection and removal of recyclable materials. The sizes of these storage areas are to be determined by the appropriate jurisdictions' ordinance. If no such ordinance exists with the jurisdiction, the CalRecycle model ordinance shall take effect.

Construction and Demolition Waste Materials Diversion Requirements (SB 1374)

Construction and Demolition Waste Materials Diversion Requirements passed in 2002, added Section 42912 to the California Public Resources Code. SB 1374 ~~dictates~~ requires that jurisdictions include in their annual AB 939 report a summary of the progress made in diverting construction and demolition waste. The legislation also requires that CalRecycle adopt a model ordinance for diverting 50 to 75 percent of all construction and demolition waste from landfills.

Local~~City of Goleta Municipal Code Chapter 8.10 (Solid Waste Services)~~

Chapter 8.10 of the ~~City's Goleta~~ Municipal Code regulates the collection and disposal of solid wastes. The Chapter authorized the City's Resource Recovery and Waste Management Division to make all necessary and reasonable rules and regulations, subject to the approval of the City Council, regarding all aspects of solid waste handling services as necessary for the effective and reasonable administration and enforcement of this chapter. To assist the City in maintaining compliance with the State Integrated Waste Management Act which requires the diversion of at least 50 percent of all waste generated, the City specifically requires 50 percent of all construction and demolition waste to be recycled.

City of Goleta Inland Zoning Ordinance

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Thresholds of Significance

The City of Goleta's *Environmental Thresholds and Guidelines Manual* provides the following thresholds for solid waste generation impacts:

Project Specific Thresholds

- a. The project would result in a significant impact on the County's landfill capacity if it generates more than 196 tons of solid waste per year (5 percent of the average annual increase accounted for in the County's Source Reduction and Recycling Element), after a 50 percent reduction credit is given due to recycling efforts.

Cumulative Thresholds

- b. Projects with a project specific impact as identified above (196 tons/year or more) are also considered to have a cumulatively significant contribution, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase in solid waste of one percent or more of the estimated increase accounted for in the SRRE would be considered a less than significant but adverse contribution (Class III) to regional solid waste impacts. One percent of the SRRE projected increase in solid waste equates to 40.0 tons per year. To reduce adverse cumulative impacts and to be consistent with the SRRE, mitigation should be recommended for projects, which generate between 40 and 195 tons of solid waste.
- c. The project is served by a landfill with inadequate capacity to meet the project's solid waste disposal needs.
- d. The project does not comply with federal, state, and local statutes and regulations related to solid waste.

Project Impacts

Construction Waste¹²

Impact SW-1: The project would generate solid waste during construction.

Significance Before Mitigation: Significant

The project would generate solid waste during construction. This waste would be generated as a result of demolition of existing on-site structures and pavement as well as the construction of new residential and commercial development. As shown in **Table 4.14-3**, total construction and demolition wastes would be ~~895~~ 903 tons after recycling 50 percent of the waste generated. Much of the solid waste generated from construction of the project would be recyclable, such as wood and metal scrap and formed construction board (cement and dry wall board). As described above under *Regulatory Framework*, the ~~City's~~ Goleta Municipal Code requires diversion and recycling of a minimum of 50 percent of all construction wastes. Without a plan to recycle 50 percent of these materials in compliance with this requirement, impacts would be considered potentially significant.

¹² Addresses Thresholds "a", "c", and "d."

**Table 4.14-3
Construction Waste**

Type	Size (sf)	Generation Factor ^a (lbs/sf)	Waste Generated (lbs)	Recycling Percentage	Waste Sent To Landfill (lbs)	Waste Sent To Landfill (tons)
Construction						
Residential ^b	399,218	4.38	1,748,575	50%	874,287	437
	406,327		1,779,712		889,856	445
Commercial ^c	90,054	3.89	350,310	50%	175,155	88
Total Construction Waste			1,571,051	50%	785,526	625,533
Demolition						
Commercial	9,546	155	1,479,630	50%	739,815	370
Total Construction and Demolition Wastes			3,050,681	50%	1,525,341	895,903
^a US Environmental Protection Agency, <i>Characterization of Building-Related Construction and Demolition Debris in the United States</i> , June 1998. ^b Includes gross residential square footage for 274 units with garages and common building areas (383,744 391,323 sf), clubhouse building (3,948 3,276 sf), ¼ (roof only) of carport square footage (2,700 sf), maintenance building and car wash (400 602 sf), and total residential area of the live/work area (8,426 sf). ^c Includes total commercial area of the live/work area.						

Operations¹³

Impact SW-2: The project would generate solid waste during operation.

Significance Before Mitigation: Significant

Residents and occupants of the residential units and commercial space would generate solid waste during operation of the project. Estimates of the amount of solid waste that would be generated by the project during operation have been calculated using the waste generation factors contained in the City's *Environmental Thresholds and Guidelines Manual* and are listed in **Table 4.14-4**. The total annual solid waste disposal from operational activities is estimated to be 476.10 tons per year after applying a 50 percent reduction credit for recycling. Based on these estimates, the solid waste generated by the project during its operational phase would exceed the City's significance threshold of 196 tons per year. If the project could match the County's 2008 recycling rate of 69 percent,¹⁴ its solid waste generation would be reduced to approximately 295 tons; however, this amount would still exceed 196 tons per year, and as such, the project's operational solid waste impacts would still be significant.

¹³ Addresses Thresholds "a", "c", and "d"

¹⁴ County of Santa Barbara Public Works, <http://www.countyofsb.org/pwd/rrwmd/CurrentActivities.htm>, accessed on February 22, 2011.

**Table 4.14-4
Operational Solid Waste**

Land Use Type	Residents or Sq. Ft.	Rate ^b (tons/year)	Total Waste Generated (tons)	Recycling Diversion	Total Solid Waste Sent to Landfill (tons/year)
Residential	726 ^a	0.95	689.70	50%	344.85
Commercial					
Eating/Drinking Establishment	17,000	0.0115	195.50	50%	97.75
Neighborhood Center	69,954	0.0009	62.96	50%	31.48
Office (Live/Work Areas)	3,100	0.0013	4.03	50%	2.02
Total			952.19	50%	476.10
^a City of Goleta, General Plan Housing Element, Technical Appendix, November 2010, Page 10A-20.					
^b City of Goleta, <i>Environmental Thresholds and Guidelines Manual</i> , 2002.					

This analysis is conservative, in that it evaluates the solid waste generated by the project rather than the net increase in solid waste generated by the project relative to existing conditions. The net increase would be less, as the project would eliminate solid waste from the existing commercial land uses on the project site requiring landfill disposal (about 6.21 tons per year).¹⁵

Solid waste generated during operation of the project, which is not otherwise recycled, would be disposed in the County of Santa Barbara's Tajiguas Landfill. In response to the mandates of the California Department of Resources Recycling and Recovery (CalRecycle), formerly known as the Integrated Waste Management Board, regarding the need to reduce the amount of solid waste entering landfills and avoid the need to open new landfills, the City of Goleta requires implementation of waste reduction and recycling programs for new developments that generate more than 40 tons of solid waste after waste reduction/recycling is taken into account. The requirement for implementation of solid waste reduction and recycling programs extends the "life" and capacity of this landfill to provide for solid waste disposal needs.

Cumulative Impacts¹⁶

The generation of 196 tons per year or more of solid waste is also considered a significant contribution to cumulative solid waste impacts. As described above, the project's solid waste generation would exceed this level. Therefore, its contribution to solid waste cumulative impacts is considered significant. Mitigation Measure SW 2-1 would reduce the project's cumulatively considerable solid waste impacts but not to below 196 tons per year.

¹⁵ 9.546 sf x 0.0013 tons/sf/year x 0.50 (recycling) = 6.21 tons per year.

¹⁶ Addresses Threshold "b"

Mitigation Measures

Impact SW-1: The project would generate solid waste during construction.

- SW 1-1:** A Construction Waste Reduction and Recycling Plan (WRRP) ~~shall~~ must be submitted to the Community Services ~~Director Department~~, or designee, for review and approval. The plan ~~shall~~ must include a minimum 50 percent solid waste diversion requirement ~~and, including would include~~ the following ~~mitigation measures~~:
- a. A minimum 50 percent diversion goal ~~shall~~ must be met during construction. Demolition and/or excess construction materials ~~shall~~ must 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 ~~shall~~ must be provided on-site. The ~~permittee/property owner/property owner~~ shall ~~must~~ contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. ~~(Copy of contract to shall be provided to the City.)~~ A copy of the agreement must be submitted to the Community Services Director, or designee.
 - c. Recoverable construction material shall include, but are not limited to, but not be limited to asphalt, lumber, concrete, glass, metals, ~~and~~ drywall, and any other material determined by the hauler to be recoverable construction material.
 - d. Implementation of 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 verify ensure compliance, the permittee ~~shall~~ must develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.
 - e. To prevent construction and/or employee trash from blowing off-site, covered receptacles ~~shall~~ must be provided on-site ~~prior~~ before to commencement of any grading or construction activities. Waste ~~shall~~ must be picked up on a weekly basis or more frequently as directed by the Planning and Environmental Services Director, or designee, or the Community Services Director, or designee City staff.
 - f. The permittee ~~shall~~ must designate and provide to the Planning & Environmental Services Director, or designee, the name and phone number of a contact person(s) to monitor ~~trash~~ construction waste and organize clean-up crews. Waste control must occur throughout all grading and construction activities. The site must be left in a clean and tidy condition at the end of any working day. Additional covered receptacles must be provided as determined necessary by The Planning and Environmental Services Director, or designee, or the Community Services Director, or designee.
 - g. Following construction of the project ~~At the end of the project~~, the permittee shall submit a Post-Construction Waste Reduction & Recycling Summary Report to the Planning and Environmental Services Director, or

designee, and the Community Services Director, or designee, 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: ~~Before the issuance of~~ ~~Prior to issuance of~~ any Land Use Permit, recycling requirements ~~shall~~ must be printed on the grading and construction plans. Materials ~~shall~~ must be recycled as necessary throughout construction. Trash control ~~shall~~ must occur throughout all grading and construction activities. All materials ~~shall~~ must be recycled and the Post-Construction Waste Reduction and Recycling Summary Report ~~shall~~ must be submitted ~~prior to~~ before permit compliance sign-off.

Monitoring: ~~The Planning and Environmental Services Director, or designee, and the Community Services Director, or designee, must~~ City staff shall ~~site~~ must ~~periodically inspect the project site during~~ throughout the grading and construction phase(s) of the project and ~~before~~ prior to permit compliance sign-off to ~~ensure~~ verify waste reduction and recycling components included in the WRRP are established and implemented. ~~Additional covered receptacles shall~~ must be provided as determined necessary by the Planning and Environmental Services Director, or designee City staff.

Impact SW-2: The project would generate solid waste during operation.

SW 2-1: The permittee ~~shall~~ must develop and implement an operational Solid Waste Management Program (SWMP). The program ~~shall~~ must identify the projected amount of waste generated onsite during the operational phase of the project.

Plan Requirements: ~~The program shall~~ must include, but is not limited to, the following measures:

- a. ~~Provision of~~ Provide at least 50 percent of space and/or bins designated for storage or recyclables within the project site.
- b. ~~Implementation~~ Implementing of a green waste source reduction program focusing on recycling of all green waste generated on-site.
- c. ~~Development of~~ Developing a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project.
- d. ~~Implementation~~ Implementing of a program to purchase materials that have recycled content for project construction and/or operation (e.g., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To verify ~~ensure~~ compliance, the ~~applicant~~ permittee ~~shall~~ must develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs, subject to the Community Services Director's, or designee's, ~~staff~~ review and approval before issuance of the ~~City issues~~ ~~prior to issuance of~~ any certificate of occupancy.
- e. The ~~developer~~ permittee ~~shall be~~ is responsible for funding the cost of post construction inspections to ~~ensure~~ verify compliance with the SRP in

a method approved by the Planning and Environmental Services Director, or designee, and/or the Community Services Director, or designee, through a cash deposit made to a permit compliance account to be established by the City.

Timing: The permittee ~~must~~ shall submit a Solid Waste Management Program to the ~~City~~ Community Services Director, or designee, Department for review and approval ~~prior to~~ before the ~~issuance of a Land Use Permit~~ issuance. All program components ~~shall~~ must be implemented ~~prior to~~ before ~~the City issues any certificate of occupancy clearance~~ and shall be maintained in perpetuity. The required deposit to the permit compliance account shall be made ~~prior~~ before ~~to~~ the issuance of the first certificate of occupancy for any use on the site.

Monitoring: ~~Prior to~~ Before occupancy clearance final inspection, the Planning and Environmental Services Director, or designee, and/or Community Services Director, or designee, must verify compliance ~~City staff shall ensure compliance~~ with the Solid Waste Management Plan. Once the project is occupied, the owner, and property management company ~~shall~~ be are responsible for continued implementation of the Solid Waste Management Plan. The Planning and Environmental Services Director, or designee, and/or Community Services Director, or designee, must ~~City staff shall~~ inspect the project site periodically for the first five (5) years after completion of project occupancy ~~construction~~ to verify compliance with the Solid Waste Management Plan.

Residual Impacts

Implementation of Mitigation Measure SW 1-1 would reduce the project's construction-period solid waste impacts to a less than significant level (**Class II**). Although Mitigation Measures SW 2-1 and SW 2-1 would reduce the project's operational solid waste impacts, they would not reduce these impacts to a less than significant level. Therefore, the project's operational solid waste impact would be significant and unavoidable (**Class I**).