

5.17 Utilities and Service Systems

Based on Appendix G of the *State CEQA Guidelines* and comments received during the Notice of Preparation (NOP) public review comment period, this section evaluates the Project's impacts on utilities and service systems such as water, wastewater, stormwater drainage facilities, and solid waste. No comments were received regarding Utilities and Service Systems in response to the NOP or at the August 26, 2015 Scoping Meeting.

The following analysis of potential impacts is based, in part, on the *Preliminary Hydrology Calculations for Sycamore V, 6275 Lance Drive, Riverside California*, prepared by Thienes Engineering, March 30, 2016 (Appendix H.1) and the *Water Supply Assessment, Sycamore Canyon Business Park Building 1 and 2 Project*, February 17, 2016. (Appendix K).

5.17.1 Setting

Stormwater Drainage

The storm drain system within the City is managed and maintained by both the City and the Riverside County Flood Control and Water Conservation District (RCFCWCD). RCFCWCD is responsible for the operation and maintenance of regional flood control facilities such as dams, flood basins, levees, open channels, and regional underground storm drains. Smaller drainage facilities, consisting mostly of underground closed pipelines and storm drains located primarily in developed areas, are typically maintained by the City. The City's local facilities collect stormwater and convey it to regional facilities, including RCFCWCD facilities, the Santa Ana River, and the many arroyos located in the City. (GP 2025 FPEIR, p. 5.16-4)

The majority of stormwater flows collected within the City discharges to the Santa Ana River, which ultimately drains into the Pacific Ocean near Newport Beach. The Santa Ana River watershed is over 2,700 square miles and includes Orange County, the northwestern corner of Riverside County, the southwestern corner of San Bernardino County, and a small portion of Los Angeles County. In the City, there are 11 principal drainage areas for which Master Drainage Plans have been completed, 10 of these drainage areas eventually flow into the Santa Ana River. A Master Drainage Plan addresses the current and future drainage needs of a given community or area, usually following regional watershed limits. (GP 2025 FPEIR, pp. 5.16-3 – 5.16-4) The Project site, however, is not located within a Master Drainage Plan area, but is located in an area where the stormwater flows drain to Reach 3 of the Santa Ana River (see also Section 5.9 – Hydrology and Water Quality).

The City is located in the Santa Ana River Region, which is within the Riverside County Drainage Area Management Plan (DAMP). DAMP addresses the requirements of the municipal separate storm sewer system (MS4) permits issued to the Riverside County Co-Permittees by the Santa Ana Regional Water Quality Control Board. The City is a Permittee under the MS4 Permit, and as such, the City is required to enforce and comply with stormwater discharge requirements. (GP 2025 FPEIR, p. 5.16-4)

With the exception of a concrete V- ditch located on the southeast portion of the Project site and a small earthen check dam on the southern portion of the site, the Project site is undeveloped. Because the existing storm drain in Lance Drive, tributary to the 120-inch diameter storm drain in Eastride Avenue, is not adequately sized to carry discharge from the Project site another public storm drain will be constructed (TE(a)) as described in Section 3 – Project Description and Section 5.17.3 - Project Design Features.

Water Services

Potable water service to the Sycamore Canyon Business Park, which includes the Project site, is provided by Western Municipal Water District (Western) (GP 2025, Figure PF-1). Urban water purveyors such as Western are required to prepare and update an Urban Water Management Plan (UWMP) every five years. Western's 2015 UWMP was adopted on June 1, 2016. The UWMP addresses water supply, water supply reliability, water shortage contingency plans, and demand management measures. Western coordinated preparation of its UWMP with its wholesale supplier, the Metropolitan Water District of Southern California (Metropolitan); however, Western's UWMP reports solely on its service area and as such is considered an "Individual UWMP." (UWMP, p. 2-4)

According to its 2015 UWMP, Western has both retail and wholesale customers. One of Western's retail areas is the Riverside Retail Service Area, which includes a portion of the City of Riverside in addition to unincorporated portions of Riverside County. Fourteen local retail agencies, referred to as wholesale customers, within Western's service area currently receive, or can receive water from Western. Western serves eight of its 14 wholesale customers with water from the Colorado River, the State Water Project, and groundwater desalters. (UWMP. P. 3-1)

Western serves water directly to approximately 23,500 domestic and 760 irrigation (landscaping, agricultural, and Western's sites) connections in its retail service area (approximately 95,000 persons) (UWMP, p. 3-1). Western's general district (wholesale and retail areas combined) consists of a 527-square-mile area of western Riverside County and has an estimated population of more than 860,000 people. The 2015 UWMP provides a summary of anticipated supplies and demands for the years 2010 to 2035. (UWMP, p. 3-7)

Water Supply and Demand

Western relies on three existing water sources: groundwater, imported water, and recycled water to meet its wholesale and retail demands. Planned supplies include new groundwater production and expanded recycled water use. Western obtains approximately 71 percent of its total supply through imported water sources from Metropolitan. About one-quarter of the water Western purchases from Metropolitan comes from the Colorado River Aqueduct and about three-quarters from the State Water Project (SWP). However, SWP deliveries were dramatically reduced, leading to a greater proportion of Colorado River supplies in Metropolitan's deliveries. Western also purchases water from the City of Riverside, Riverside Highland Water Company, and the Meeks and Daley Water Company (UWMP, p. 6-2). Western's local supplies come

from groundwater in the Arlington, Chino, and Murrieta basins, as well as the San Bernardino Basin Area, Western also provides recycled water supply from its own water recycling facility. Future supplies will be developed locally to increase groundwater recharge, encourage conjunctive and recycled water use, and improve the Chino desalters (UWMP, p. 6-21).

Although Western's overall historical total water demands have generally increased, demands have decreased in recent years due to the 2008 economic recession, the recent ongoing drought and subsequent conservation measures. By year 2035, forecasted demand will increase by approximately 60 percent. At build-out (estimated sometime near year 2040), total demands on Western water supplies would be approximately 131,954 acre-feet per year (AFY) (UWMP, p. ES-4). Western's 2015 UWMP demonstrates that Western anticipates adequate water supplies for years 2020 to 2035 under normal hydrological conditions, single-dry year hydrological conditions, and multiple-dry year hydrological conditions as shown on the 2015 UWMP Tables 7-5 through 7-8, respectively. (UWMP, pp. 7-4 – 7-7)

Groundwater

In addition to its routine use of imported water supplies (discussed below), Western currently has the capability to purchase local groundwater supplies from Meeks and Daily Water Company, Riverside Highlands Water Company, and the City when available (UWMP, p. ES-3). These local groundwater resources have become increasingly important to Western's water supply because SWP and Colorado River deliveries are less reliable due to drought conditions. Therefore, additional groundwater supplies are pumped by Western from the Temecula Valley Groundwater Basin, the San Bernardino Basin Area, and the Arlington Subsection of the Riverside-Arlington Groundwater Basin (UWMP, p. ES-3).

In 2015, groundwater represented 21 percent of Western's total supply. Western plans to develop additional local groundwater sources including programs to use recycled and storm water to recharge groundwater basins, and to participate in the Chino Desalter expansion to treat more local Chino Basin Groundwater to usable standards.

Imported Water

Western's water supply consists primarily of purchased or imported water from Metropolitan under normal circumstances. Metropolitan obtains its supply primarily from the SWP or Colorado River Aqueduct.

Uncertainty arising from extended dry conditions, pending environmental and regulatory mandates, pending and potential litigation concerning water supplies, and long-term water supply planning efforts all affect the reliability and sustainability of imported water from the SWP and the Colorado River. During the current drought, SWP water allocations were significantly cut, leading to a greater proportion of Colorado River water in the supply and increased efforts to develop local groundwater supplies.

State Water Project

As noted, Western receives potable water from the delta region via the SWP. The availability of this water supply may be highly variable depending on environmental and regulatory conditions. The Department of Water Resources' *State Water Project Delivery Capability Report* was prepared to address uncertainty in availability of SWP water. Most notably, the federal biological opinions requiring a reduction in the amount of water pumped from the Delta to protect several endangered fish species covered by the Endangered Species Act (ESA) have impacted the availability of SWP water (DWR, p. 5). The Delta Stewardship Council has developed a Delta Plan to balance competing agricultural and biological interests in the delta region; however, pending litigation over this Plan may result in additional uncertainties on overall water supply from the SWP (DSC). Moreover, the U.S. Environmental Protection Agency published the *San Francisco Bay Delta Action Plan* in August 2012 that identifies priority activities to advance the protection and restoration of aquatic resources and ensure a reliable water supply in the Bay Delta Estuary watershed (EPA Plan).

State and federal resource agencies and various environmental and water user entities are currently engaged in the development of the Bay Delta Conservation Plan (BDCP), which is aimed at addressing the basic elements that include the Delta ecosystem restoration, water supply conveyance, and flood control protection and storage development. As recently as April 2015, state and federal agencies proposed a new preferred sub-alternative which will separate the conveyance facility and habitat restoration measures identified in the BDCP into two efforts: California WaterFix and California EcoRestore. The environmental impacts of this sub-alternative will be evaluated in a Recirculated Draft EIR/Supplemental Draft EIS that will be available for public review and comment at a later date when the report is ready (BDCP News). As such, addressing the environmental issues of the Bay Delta remains an ongoing process to date.

Colorado River Water

Metropolitan allocated water from the Colorado River is conveyed through the Colorado River Aqueduct to Metropolitan's member agencies, subject to availability of water for delivery. Other California users, as well as users from Arizona, Colorado, Nevada, New Mexico, Utah, and Wyoming, also possess water rights to Colorado River water, resulting in supply competition and the need for cooperation among these right holders. This competition for resources has intensified because the Colorado River has been in drought conditions for much of the past 15 years. As with the SWP, environmental laws protecting endangered species have the potential to restrict Metropolitan's Colorado River water supplies. However, it should be noted that under the Colorado River Basin Project Act of 1968, other states that receive Colorado River water are subordinate to California's apportionment, meaning California's allocation takes precedence (Accu).

Recycled Water

In addition to its water supply operations, Western also provides wastewater services to portions of Riverside County. In 2014, the Western Water Recycling Facility (WWRF) was upgraded to produce 2,200 AFY of tertiary treated wastewater. Treated water from the WWRF

is provided to the Riverside National Cemetery and General Archie Old Golf Course as well as parks, schools, groves and nurseries in place of imported potable water so as to better manage long-term water supplies. In 2015, Western delivered approximately 1,300 AFY tertiary treated water to its retail customers (UWMP, p. 6-15). Recycled water service is not available in the Sycamore Canyon Business Park.

Water Conservation

Given the constraints on imported water supplies, water conservation strategies are being implemented at the state, regional, and local levels. At the state level, CALGreen, California's building code imposes mandatory measures for water efficiency and conservation. To meet the state-mandated goal of a 20 percent reduction in per capita water usage by 2020, Western is expanding its water conservation project by developing a Water Use Efficiency Master Plan (WUEMP) (UWMP, p. 9-1). The WUEMP includes a number of programs to achieve its conservation goals, with a specific focus on improving the efficiency of outdoor irrigation because this sector provides the opportunity for the largest and most cost effective savings (UWMP, Appendix P). Additionally, both a Water Conservation and Supply Shortage Program (WCSSP) and a Drought Allocation Plan (DAP) have been prepared by Western in conjunction with its retail agencies (UWMP, p. 8-1). The DAP provides Western and its wholesale customers with a means of allocating limited imported water supplies from Metropolitan under shortage conditions (UWMP, p. 8-1). The WCSSP addresses the retail area, and describes six stages of water supply shortages and provides a set of strategies to ensure that water is beneficially used at the customer level (UWMP, p. 8-2).

Statewide Drought

In the face of the current five-year drought, every water agency in California must implement measures to comply with Governor Brown's April 1, 2015 Executive Order. For Western customers, compliance entails severely limiting outdoor water use, effective immediately. On May 20, 2015, Western's Board of Directors approved moving into a more restrictive stage of the WCSSP and adoption of a DAP that identifies the method that will be used to allocate limited imported supplies among Western's retail agencies if Metropolitan reduces water deliveries. Moreover, the State Water Resources Control Board has mandated that Western achieve a 32 percent reduction in water use from 2013 levels. Through July 2015, Western has achieved a 24 percent reduction (WMWD Drought).

In May 2016, Governor Brown issued Executive Order B-17-16 to modify the 2014 Emergency Proclamation and subsequent Executive Orders to develop new targets for water use reduction and to make certain water use restrictions permanent (EO B-17-16). The 2016 Executive Order gives more control to local agencies to develop targets appropriate to the unique conditions within their jurisdiction.

Wastewater Services

The City's Public Works Department provides for the collection, treatment, and disposal of all wastewater generated within the City through its Riverside Regional Water Quality Treatment

Plant (RWQCP), and complies with state and federal requirements governing the treatment and discharge of wastewater. Primary, secondary and tertiary treatment of wastewater from the Jurupa, Rubidoux and Edgemont Community Services Districts is also provided by the RWQCP. (GP 2025 FPEIR, p. 5.16-11)

The City's wastewater collection system includes over 776 miles of gravity sewers ranging in size from 6-inch to 54-inch diameter pipelines. The system also includes 18 wastewater pump stations. Most of the wastewater lift stations are designed for flows of 100 to 400 gallons per minute (GPM). There are two large lift stations with design capacities in excess of 2,000 GPM. The Public Works Department installs and maintains the wastewater system.

According to Riverside Public Utilities' 2015 UWMP, the RWQCP has recently been expanded to have a capacity of 46 million gallons per day (MGD) (RPU, p. 7-7). The RWQCP expansion included the incorporation of various new technologies designed to produce high-quality effluent water that can be reused throughout the region. The RWQCP currently discharges tertiary-treated effluent to the Santa Ana River and delivers recycled water to irrigation customers.

Solid Waste Services

The proposed Project will be served by Burrtec Waste Industries Inc. (Burrtec) for solid waste collection. All non-hazardous solid waste collected by Burrtec is taken to the Robert A. Nelson Transfer Station (also known as Agua Mansa Material Recovery Facilities), which is owned by the County of Riverside and operated under a 20-year franchise by Burrtec. Burrtec then transfers the waste to Badlands Landfill and other county landfills in the area such as Lamb Canyon or the El Sobrante landfill (GP 2025 FPEIR, p. 5.16-15). These three landfills have a combined remaining capacity of 161 million tons as shown on **Table 5.17-A – Existing Landfills**.

Table 5.17-A – Existing Landfills

Landfill	Maximum Permitted Daily Load (tons/day)	Maximum Permitted Capacity (tons)	Current Remaining Capacity (tons)	Expected Closure Date
Badlands	4,000	17.6 million	7.9 million	1/1/2024
Lamb Canyon	5,000	15.6 million	7.6 million	4/3/2021
El Sobrante	16,054	184.9 million	145.5 million	1/1/2045

Source: CalRecycle

As the Project site is currently vacant (except for the V-ditch and check dam), no solid waste is generated in the existing conditions.

Federal Regulations

Clean Water Act

In 1972, the Federal Water Pollution Control Act (Clean Water Act) was amended to prohibit the discharge of pollutants to waters of the United States unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The Clean Water Act (CWA) focused on tracking point sources, primarily from wastewater treatment facilities and industrial waste dischargers, and required implementation of control measures to minimize pollutant discharges. The CWA was amended again in 1987, adding Section 402(p), to provide a framework for regulating municipal and industrial stormwater discharges. In November 1990, the U.S. Environmental Protection Agency (EPA) published final regulations that establish application requirements for specific categories of industries, including construction projects that encompass greater than or equal to 5 acres of land. The Phase II Rule became final in December 1999, expanding regulated construction sites to those greater than or equal to 1 acre. The regulations require that stormwater and non-stormwater runoff associated with construction activity, which discharges either directly to surface waters or indirectly through MS4s, must be regulated by an NPDES permit.

State Regulations

California Water and Government Code

The California Water Code (CWC) was established to regulate the use and conservation of water for the public benefit. Under the CWC, urban water suppliers are obligated to prepare urban water management plans (UWMPs), which include a description of all water supply projects and programs that might be undertaken to meet total projected water use over the next 20 years. Metropolitan's Regional Urban Water Management Plan (RUWMP) assesses water supply and demand for all Metropolitan member agencies, whereas Western's Urban Water Management Plan (UWMP) is concerned only with Western's service area. Both documents meet the requirements of the California Water Code and the abovementioned legislation.

Senate Bills 610 (which amended CWC 10910 *et. seq.*) and 221 (which added Government Code Section 66473.7), adopted in 2003, were passed to ensure sufficient water supplies to meet demand associated with proposed development in California. Section 10910 *et seq.* of the CWC requires that a water supply assessment (WSA) be prepared if the proposed project has certain use and size characteristics (if, for example, the residential development is greater than 500 dwelling units). The WSA must evaluate the anticipated water demands of the project and determine if the local water supplier has adequate supplies to serve the project and meet existing and projected obligations. Section 66473.7 requires water supply verification when a project's tentative map, parcel map, or development agreement is submitted for a land use agency for approval. This determination requires an analysis of whether the total water supply available during normal, single-dry, and multiple-dry years within a 20-year horizon will meet the projected demand associated with the proposed project, in addition to existing and planned future uses.

For the purposes of SB 610, a “project” is a proposed development with water demand of 500-dwelling units or more. For industrial development, a “project” is a proposed development larger than 650,000 square feet or 40 acres. For commercial development, a “project” is a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space. The proposed Project entails the construction and operation of a total approximately 1.4 million square feet of light industrial warehousing and office space. Therefore, a WSA was prepared for this Project, the results of which are discussed in the environmental impact analysis below.

Further, Sections 13550-13556 of the Water Code states that local, regional, or state agencies shall not use water from any source of quality for non-potable uses if suitable recycled water is available as provided in Section 13550 of the Water Code.

California State Water Resources Control Board

In the State of California, the State Water Resources Control Board (SWRCB), and nine Regional Water Quality Control Boards (RWQCBs) are responsible for implementing the CWA and the state Porter-Cologne Water Quality Control Act. The Porter-Cologne Water Quality Control Act, Section 13000, directs each RWQCB to develop a Water Quality Control Plan (Basin Plan) for all areas within its region. The Basin Plan is the basis for each RWQCB’s regulatory programs. The proposed Project is located within the purview of the Santa Ana RWQCB (Region 8), and must comply with applicable elements of the region’s Basin Plan, as well as the Porter-Cologne Water Quality Control Act.

Water Conservation in Landscaping Act

The Water Conservation Act of 2009, or Senate Bill 7x-7, which was enacted in November 2009, set a requirement for water agencies to reduce their per capita water use by 2020. The overall goal is to reach a statewide reduction of per capita urban water use of 20 percent by December 31, 2020, with an intermediate 10 percent reduction by December 31, 2015. Demand reduction can be achieved through both conservation and the use of recycled water as a potable demand offset.

California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989, also known as Assembly Bill (AB) 939, requires that each city or county prepare a new integrated waste management plan. The act further required each city to prepare a Source Reduction and Recycling Element by July 1, 1991. Each Source Reduction and Recycling Element includes a plan for achieving a solid waste goal of 25 percent by January 1, 1995, and 50 percent by January 1, 2000. A number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act were adopted, including a revision to the statutory requirement for 50 percent diversion of solid waste. In 2011, AB 341 was passed, requiring the California Department of Resources Recycling and Recovery to require local agencies to include strategies to enable the diversion of 75 percent of all solid waste by 2020.

Moreover, as set forth by AB 341, all businesses in the state are required to recycle as of July 2012. A business is defined as including any commercial or public entity that generates more than 4 cubic yards of solid waste per week. The law requires that such businesses source separate their recycling and/or compostable materials and donate or haul the material to recycling facilities.

Local Regulations

Water Efficient Landscaping and Irrigation (Riverside Municipal Code Chapter 19.570)

The City of Riverside Zoning Code establishes minimum landscape and irrigation standards for all land uses. This insures the enhancement of developments, reduction of heat and glare, control of soil erosion and conservation of water. It also provides recreation areas, cleaner air and water, fire protection and establishes a buffer between residential and non-residential land use.

Chapter 19.570 includes setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reducing water use to the lowest practical amount, and assures the attainment of water efficient landscape goals by requiring that landscapes not exceed a maximum water demand of seventy percent (70%) of its reference evapotranspiration (ET_o). Plant selection for projects in fire-prone areas shall address fire safety and prevention. When a project is located in the Sycamore Canyon Neighborhood, Table 6-2 (Plants That Should be Avoided Adjacent to the MSHCP Conservation Area) of the Multiple Species Habitat Conservation Plan shall be consulted to avoid the use of invasive plant species. The Code also promotes the use of recycled water for landscaping, and all irrigation systems shall be designed to prevent runoff, over-spray, lowhead drainage and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures.

Chapter 19.570 applies to private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building permit, plan check, or design review. An applicant proposing any new or rehabilitated landscape subject to Chapter 19.570 will prepare and submit an application to the Planning Division for review and approval by the Community & Economic Development Director. The planting plan, irrigation plan, and soils management plan will be reviewed to ensure that all components of the plans adhere to the requirements of this Chapter. No certificate of occupancy or other final City approval shall be issued until the City reviews and approves the landscape and irrigation plans and the landscape and irrigation are installed in accordance with the approved plans.

The City shall consult with Western during the development review process to ensure the Project's proposed landscape plans comply with the applicable standards, approvals, and implementation requirements of Ordinance 375.

Landscape Water Use Efficiency Program (Ordinance 375)

Western's Ordinance 375 establishes a Landscape Water Use Efficiency Program providing compliance measures in support of State Landscape Model Ordinance requirements. The program includes the following:

- Establish provisions for water management practices and water waste prevention;
- Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitated projects;
- To reduce the water demands from landscapes without a decline in landscape quality or quantity;
- To retain flexibility and encourage creativity through appropriate design;
- To assure the attainment of water-efficient landscape goals by requiring that landscapes not exceed a maximum water demand of seventy percent (70 percent) of its reference evapotranspiration or any lower percentage as may be required by Western policy or state legislation, whichever is stricter;
- To eliminate water waste from overspray and/or runoff;
- To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program; and
- To implement the requirements to meet the state of California Water Conservation in Landscaping Act 2006 and the California Code of Regulations Title 23, Division 2, Chapter 2.7.

Water Conservation and Supply Shortage Program (Ordinance 374)

Western's Water Conservation and Supply Shortage Program is designed to eliminate outdoor water waste at all stages of water supply for Western's retail customers. The purpose of the program is to ensure the highest beneficial use of Western's water supplies and to provide sufficient water supplies to meet the basic needs of human consumption, sanitation, and fire protection within Western's direct retail service area. The Project will be required to comply with this program.

Subdivision Code Title 18

The City's Subdivision Code (Title 18, Section 18.48.020) requires drainage fees to be paid to the City for new construction. Fees are transferred into a drainage facilities fund that is maintained by the RCFCWCD. Section 18.48.020 also complies with the California Government Code (Section 66483), which provides for the payment of fees for construction of drainage facilities. Fees are required to be paid as part of the conditions of approval/waiver for filing of a final map or parcel map. Pursuant to the City's Subdivision Code (Title 18, Section 18.48.020), the Project Applicant would be required to pay all sewer connection fees and facilities fees. The Project will also be required to comply with all rules, regulations, and other requirements of the City for use of stormwater facilities.

Riverside County Waste Resources Department Design Guidelines

The Riverside County Waste Resources Department (RCWRD) Design Guidelines for Refuse and Recyclables Collection and Loading Areas are intended to assist project proponents in identifying space and other design considerations for refuse/recyclables collection and loading areas per the California Solid Waste Reuse and Recycling act of 1991. The Design Guidelines require one 4-cubic-yard refuse bin and one 4-cubic-yard recyclables bin per each 20,000 square feet of office, general commercial, or industrial space. Compliance with the Design Guidelines is necessary for obtaining a RCWRD clearance for issuance of a building permit. Prior to building permit issuance, a site plan that indicates the location and capacity of solid waste and recycling collection and loading areas must be submitted to the RCWRD for review and approval. The Project's proposed site plan identifies four trash compactors and refuse containers for Building 1 and one trash compactor and refuse container for Building 2.

Riverside County Waste Resources Department Construction and Demolition Recycling

The RCWRD also requires that projects that have the potential to generate construction and demolition waste complete a Waste Recycling Plan (WRP) to identify the estimated quality and location of recycling of construction and demolition waste from the project. A waste recycling report is then required upon completion of the project that demonstrates that the project recycled a minimum of 50 percent of its construction and demolition waste per its WRP.

Riverside Municipal Code, Title 6

The City's Health and Sanitation Code (Municipal Code Title 6, Section 6.04 *et seq.*) specifies the requirements for handling solid waste and recycling materials.

Riverside General Plan 2025

The GP 2025 contains objectives and policies related to utilities and service systems in its Open Space and Conservation Element and Public Facilities and Infrastructure Element. Appendix M of this DEIR summarizes the Project's consistency with the applicable GP 2025 policies.

5.17.2 Thresholds of Significance

The City has not established local CEQA significance thresholds as described in Section 15064.7 of the State *CEQA Guidelines*. Therefore, significance determinations utilized in this section are from Appendix G of the State *CEQA Guidelines*. A significant impact will occur if implementation of the proposed Project will:

- (Threshold A) exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- (Threshold B) require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

- (Threshold C) require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- (Threshold D) have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- (Threshold E) result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- (Threshold F) be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or
- (Threshold G) comply with federal, state, and local statutes and regulations related to solid waste.

5.17.3 Project Design Features

Project design features refer to ways in which a project will reduce or avoid potential impacts through design. The Project's design considerations with regard to stormwater drainage include: underground storm drains and a vegetated riparian swale in the proposed Conservation Area to convey stormwater runoff to a new public storm drain to be constructed in Lance Drive. With regard to water supply and consumption, the Project's design features include: water-efficient landscapes, water-efficient irrigation systems and building design, and education regarding water conservation for future employees. The Project's design features with regard to solid waste includes: reusing and recycling construction and demolition waste; interior and exterior storage areas for recyclables and green waste; recycling containers in public areas; educational materials about reducing waste and available recycling services.

5.17.4 Environmental Impacts before Mitigation

Threshold A: *Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

The City operates under the Santa Ana RWQCB, and currently meets all Santa Ana RWQCB wastewater treatment requirements. The Project proposes construction and operation of a logistics center and as such, the Project will not discharge pollutants such as industrial sludge, noxious gases, medical wastes, or radioactive materials. Because the Project will be required to follow all federal and state regulations pertaining to wastewater discharge in addition to the requirements established by the Santa Ana RWQCB under the NPEDES permit there will be **no impact**.

Threshold B: *Would the Project 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?*

Construction of new water treatment facilities will not be required for the proposed Project. As discussed under Threshold D, below. A *Water Supply Assessment* was prepared for this Project by Western, which concluded that its total projected water supplies during normal, single-dry, and multiple-dry years throughout the next 20-year horizon are sufficient to meet the projected water demands of the proposed Project in addition to Western's existing and planned future uses.

In 2015, the RWQCP treated 29,130 AF (RPU, Table 7-4). Dividing the volume treated by 365 days gives a rough estimate of 80 AF of wastewater treated per day. Treatment capacity of the Plant is currently being expanded to 46 MGD, which is considered the build-out capacity. If necessary in the future, RWQCP could treat as much as 52 MGD. For comparison with the volume treated per day in 2015, the Plant treatment capacity of 46 MGD converts to 141 AF per day. The City has adequate planned capacity to meet the wastewater treatment needs of all future Riverside residents and businesses (GP 2025, p. PF-14).

According to the Project's engineer, Building 1 is estimated to generate 180 GPM (0.8 AF per day) of wastewater and Building 2 is estimated to generate 150 GPM (0.7 AF per day) of wastewater. These estimates are based on potential office space and warehouse distribution, but subject to change depending on the tenant's needs. Will-serve commitment letters are issued from the City upon request. Unless a high-usage tenant (i.e., high wastewater generator) occupies either building on the Project site, sewer capacity is not anticipated to be inadequate.

The City of Riverside Public Works Department issued a Sewer Availability letter for the Project site on July 12, 2016. The letter indicates the availability of an 8-inch diameter sewer main located in Sierra Ridge Drive at the intersection of Lance Drive to serve the property, in addition there exists an 8-inch diameter sewer main at the westerly terminus of Dan Kipper Drive to also serve the property. Construction of new water or wastewater treatment facilities will not be required for the proposed Project. Western has demonstrated adequate supplies to serve the Project, and the City has sufficient capacity at its RWQCP. Therefore, impacts will be **less than significant**.

Threshold C: *Would the Project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Because the existing public storm drain in Lance Drive does not have sufficient capacity to accommodate additional runoff, the Project proposes to construct a new public storm drain that will connect to an existing 120-inch diameter storm drain in Eastridge Drive before discharging into a system of water quality marshes within Sycamore Canyon Wilderness Park.

The proposed storm drain will be primarily be constructed within the Lance Drive right-of-way; however an easement will be required to construct portions of this pipeline within private property (the Ozburn Hessey Logistics Center). The proposed off-site storm drain consists of approximately 1,200 linear feet (LF) of 60-inch diameter reinforced concrete pipe and approximately 286 LF of 54-inch diameter RCP (Project Description). Because the proposed

storm drain is part of the Project, effects resulting from its construction and operation are considered and fully evaluated in this DEIR.

Threshold D: *Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

A *Water Supply Assessment* prepared for the Project by Western, pursuant to SB 610 is included as Appendix K of this DEIR. The Project's projected water demand is 100 acre-feet per year (AFY). Although this demand is almost double the planned development for the Project site estimated by Western's 2010 UWMP (47 AFY), it is consistent with the overall projected increase in commercial water demand within Western's Riverside Retail Area as set forth in the 2010 UWMP (WSA pp. 2, 55). Further, the proposed Project's water demand is accounted for in Western's 2015 UWMP.

Under normal water year conditions, Western relies almost entirely on imported SWP and Colorado River water supplies (CRA) from Metropolitan. Water supplies from the SWP and CRA are increasingly constrained due to California's current drought situation and Metropolitan has developed a Water Supply Allocation Plan (WSAP) and Water Surplus and Demand Management Plan (WSDM) to provide guidance on managing regional water supply actions. When the WSAP is in effect Metropolitan member agencies, including Western, do not lose their ability to receive imported water but instead are limited in the amounts that they can purchase without being assessed a surcharge (WSA, p. 14). Nevertheless, Western updated its Drought Allocation Plan (DAP) in 2015 to prepare for the possibility of Metropolitan water allocations being cut.

Metropolitan's 2010 RUWMP evaluated short, intermediate, and long-term water supply availability and reliability and concluded that Metropolitan has supply capabilities to meet expected demands from 2015 through 2035 under single dry-year and multiple dry-year conditions (WSA, p. 19). Additionally, Metropolitan has comprehensive plans to address up to a 50 percent reduction in its water supplies and is continuing to develop a diversified resource mix to meet the water supply needs of its member agencies.

Because Metropolitan's Condition 3 water supply allocation and Western's water use reductions represent a more severe shortage condition than what occurred during the single-year or multiple-dry year scenarios identified by Metropolitan's 2010 RUWMP, modeling potential cutbacks under Metropolitan's WSAP allows this WSA to analyze water supply sufficiency under more severe shortage conditions than under the SB 610 single-year and multiple-dry year scenarios and thus provides a more conservative approach to the proposed Project. In addition to existing and planned future uses under modeled conditions of 10-20 percent reductions in imported supply, the Project's WSA also demonstrates that Western has adequate supplies under the single-year and multiple-dry year scenario standards of SB 610 (WSA, p. 48).

Because Western concluded that its total projected water supplies during normal, single-dry, and multiple-dry years throughout the next 20 year horizon are sufficient to meet the projected

water demands of the proposed Project in addition to Western’s existing and planned future uses, no new water supplies or entitlements are needed to serve the proposed Project.

Impacts are less than significant

Threshold E: *Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*

Project-generated wastewater will be treated at the Riverside Water Quality Control Plant (RWQCP), which is owned and operated by the Riverside Public Works Department (PW). The Public Works Department has indicated that there is sufficient capacity in the existing sewer pipelines and at the RWQCP to serve the Project. As explained previously in Threshold B, the RWQCP has capacity to treat approximately 141 AF per day. The Plant treated an average of 80 AF per day in 2015. Therefore, adequate capacity exists to serve the Project, and **impacts are less than significant.**

Threshold F: *Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?*

The proposed Project will generate solid waste during construction and operation. The Project’s estimated construction waste is shown in **Table 5.17-B.**

Table 5.17-B – Estimated Project Construction-Related Solid Waste Generation

Proposed Land Use	Size (Square Feet)	Generation Factor ^a (lbs/SF)	Projected Project Total (tons) ^b
Logistics – Building 1	1,002,995	3.89	1,951
Logistics – Building 2	362,174	3.89	704
TOTAL CONSTRUCTION WASTE			2,665
Disposal Facility	Disposal Capacity (tons/year) ^c	Projected Project Construction Waste ^b	Projected Project Contribution to Yearly Intake
Badlands Landfill	1,460,000	2,665	0.18%
Lamb Canyon	1,825,000	2,665	0.15%
El Sobrante Landfill	5,859,710	2,665	0.05%
TOTAL	7,319,710	2,665	0.03%
Robert A. Nelson Transfer Station	1,460,000	71.97	0.04%

Notes:

^a Source: USEPA

^b 1 ton=0.0005 lbs. Proposed Project Tons = (1,365,169 SF x 3.89 lbs/SF x 0.0005 lbs)

^c Daily Disposal capacity multiplied by 365 days per year.

As shown in the above table, the proposed Project is anticipated to generate approximately 2,665 tons of construction related solid waste. However, given the limited contribution of construction related solid waste anticipated to be generated by the proposed Project over an estimated 12 month construction period (a negligible percent of the annual landfill capacity) Project construction will not substantially contribute to the exceedance of the permitted capacity of the designated landfills.

Additionally, should the construction-related solid waste be processed at the Robert A. Nelson Transfer Station before being sent to a landfill, the proposed Project's construction-related solid waste would constitute a negligible percent of the annual permitted intake capacity of the transfer station. Further, the California Green Building Standards Code (CalGreen) requires projects involving construction and demolition to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material or waste generated on site. Projects that have the potential to generate construction and demolition waste are required to complete a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition waste resulting from the project to meet this goal. Thus, impacts to the existing landfills during construction are **less than significant**.

After construction, the proposed Project would generate operational solid waste over its lifetime. The estimated operational-related solid waste generation for the proposed Project is reflected below in **Table 5.17-C – Estimated Operational Project-Related Solid Waste Disposal**.

Table 5.17-C – Estimated Operational Project-Related Solid Waste Disposal

Proposed Land Use	Total Number of Employees^a	Disposal Factor (tons/employee/year)^b	Proposed Project Total (tons/year)
Logistics Building 1 and 2	2,000	1.9	3,800
TOTAL PROJECTED OPERATIONAL WASTE DISPOSAL			3,800
Disposal Facility	Disposal Capacity (tons/year)^c		Projected Project Contribution of Yearly Intake
Badlands Landfill	1,460,000		0.26%
Lamb Canyon	1,825,000		0.21%
El Sobrante Landfill	5,859,710		0.07%

TOTAL YEARLY INTAKE	7,319,710	0.04%
Robert A. Nelson Transfer Station	1,460,000	0.05%

Notes:

- ^a Based on Project Description.
- ^b CR, for Business SIC Grouping Number 18 Trucking and Warehousing
- ^c Daily Disposal capacity multiplied by 365 days per year.

As reflected above in Table 6, the operation of the proposed Project is anticipated to result in the disposal of approximately 3,800 tons of solid waste per year assuming 2,000 employees. Given the identified contribution of solid waste anticipated to be disposed of by the proposed Project, implementation of the proposed Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Thus, operational impacts are less than significant.

Further, the proposed Project would be required to comply with all Federal, State, and Local solid waste-related statutes and regulations. If the proposed Project participates in source reduction programs, the yearly solid waste generated by the proposed Project could be reduced over time. Regardless, both landfills have the capacity to accommodate the proposed Project’s construction and operational related solid waste. Thus, the proposed Project is served by a transfer station and landfill(s) with sufficient permitted capacity to accommodate the proposed Project’s solid waste disposal needs. Therefore, operational impacts are **less than significant**.

Threshold G: *Would the Project comply with federal, state, and local statutes and regulations related to solid waste?*

Federal, state, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (for example, through recycling and composting of green waste) and the safe and efficient transportation of solid waste. The Project will comply with all regulatory requirements regarding solid waste including AB 939 and AB 341. AB 939, which is administered by the California Department of Resources Recycling and Recovery required local governments to achieve a landfill diversion rate of at least 50 percent by January 1, 2000, through source reduction, recycling, and composting activities. Moreover, AB 341 increases the minimum solid waste diversion rate to 75 percent by 2020, and mandates multi-family residential uses of five dwelling units or more and commercial or public entities that generate more than four cubic yards of commercial solid waste per week to recycle. Such regulations will be applicable to this Project and compliance is mandatory. Further, mandates set forth by the California Green Building Standards Code (CALGreen Code) aim to reduce solid waste generation and promote recycling and diversion design and activities, to which this Project is required to comply (California Code of Regulations, Title 24, Part 11). There will be **no impacts** with regard to compliance with federal, state, and local statutes and regulations related to solid waste.

5.17.5 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measure that could minimize significant adverse impacts (State *CEQA Guidelines* Section 15126.4). Implementation of the proposed Project will not result in any potentially significant impacts to utilities and service systems, and therefore, no mitigation measures are necessary, and no mitigation measures are required.

5.17.6 Environmental Impacts after Mitigation Measures are Implemented

No mitigation measures are necessary because implementation of the proposed Project will result in **less than significant impacts** to agriculture and forestry resources.

5.17.7 References

In addition to other documents, the following references were used in the preparation of this section of the DEIR:

- Accu AccuWeather, *More Than a Decade of Drought on Colorado River Sculpts Impending Southwest Water Shortage*, July 12, 2014. (Available at <http://www.accuweather.com/en/weather-news/colorado-river-drought-holds-s/30029304>, accessed June 9, 2016.)
- BDCP News Bay Delta Conservation Plan, Press Release, April 30, 2015. (Available at <https://www.gov.ca.gov/news.php?id=1894040> , accessed June 9, 2016.)
- CalRecycle California Department of Resources Recycling and Recovery, Solid Waste Facilities, Facility/Site Summary Details, Badlands Sanitary Landfill. (Available at <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0006/>), Lamb Canyon Sanitary Landfill (<http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/>), El Sobrante Landfill (<http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0217/>) (All websites accessed June 9, 2016.)
- CR California Department of Resources Recycling and Recovery (CR(c)), Solid Waste Characterization Database, Waste Disposal Rates for Business Types (available at <http://www.calrecycle.ca.gov/wastechar/DispRate.htm>, accessed June 9, 2016.)
- DSC Delta Sustainability Council, *The Delta Plan*, 2013. (Available at <http://deltacouncil.ca.gov/delta-plan-0>, accessed June 9, 2016.)
- DWR Department of Water Resources, *State Water Project Delivery Capability Report 2015*, July 1, 2015. (Available at <https://msb.water.ca.gov/documents/86800/144575dd-0be1-4d2d-aeff-8d7a2a7b21e4>, accessed June 9, 2016.)
- EO B 37-16 State of California Executive Department, *Executive Order B-37-16*, May 9, 2016. (Available at https://www.gov.ca.gov/docs/5.9.16_Executive_Order.pdf, accessed June 9, 2016.)

EPA Plan	U.S. Environmental Protection Agency, San Francisco Bay Delta, <i>Bay Delta Action Plan</i> , August 2012. (Available at http://www2.epa.gov/sfbay-delta/bay-delta-action-plan , accessed July 21, 2015.)
GP 2025	City of Riverside, <i>General Plan 2025</i> , certified November 2007 with subsequent amendments to various elements. (Available at http://www.riversideca.gov/planning/gp2025program/general-plan.asp , accessed June 9, 2016.)
GP 2025 FPEIR	City of Riverside, <i>General Plan 2025 Program Environmental Impact Report</i> (SCH# 2004021108), certified November 2007. (Available at http://www.riversideca.gov/planning/gp2025program/ , accessed June 9, 2016.)
PWD Sewer	City of Riverside Public Works Department, Sewer, RWQCP Plant Expansion. (Available at http://www.riversideca.gov/publicworks/sewer/expansion.asp , accessed June 9, 2016.)
RPU	City of Riverside Public Utilities, <i>2015 Urban Water Management Plan</i> , June 2016. (Available at http://www.riversideca.gov/utilities/water-umwp.asp , accessed June 9, 2016.)
TE(a)	Thienes Engineering, <i>Preliminary Hydrology Calculations for Sycamore V, 6275 Lance Drive, Riverside California</i> , December 18, 2014. (Appendix H.1)
USEPA	United States Environmental Protection Agency Report No. EPA530-R-98-010, <i>Characterization of Building-Related Construction and Demolition Debris in the United States</i> , June 1998, (Available at https://www.epa.gov/sites/production/files/2016-03/documents/charact_bulding_related_cd.pdf , accessed June 9, 2016.)
UWMP	Western Municipal Water District, <i>2015 Urban Water Management Plan Update</i> , Adopted June 1, 2016. (Available at http://www.wmwd.com/215/Urban-Water-Management-Plan , accessed June 9, 2016.)
WMWD Drought	Western Municipal Water District, Water Reliability, <i>Drought & Restrictions</i> , website. (Available at http://www.wmwd.com/index.aspx?nid=391 , accessed June 9, 2016.)
WSA	Western Municipal Water District, <i>Water Supply Assessment, Sycamore Canyon Business Park Building 1 and 2 Project</i> , February 17, 2016. (Appendix K)
WWRF	Western Municipal Water District, <i>Western Water Recycling Facility</i> , website. (Available at http://www.wmwd.com/index.aspx?NID=187 , accessed July 21, 2015.)