

## 15. UTILITIES AND SERVICE SYSTEMS

### 15.1 INTRODUCTION

The Utilities and Service Systems chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project's water supply, wastewater systems, and solid waste disposal, as well as electrical, natural gas, and telecommunications utilities required to serve the project. Information for the Utilities and Service Systems chapter was primarily drawn from the Placer County General Plan<sup>1</sup> and associated EIR,<sup>2</sup> the Dry Creek-West Placer Community Plan (DCWPCP),<sup>3</sup> the *California American Water Company's Northern Division Sacramento District 2015 Urban Water Management Plan* (UWMP),<sup>4</sup> and a technical memorandum prepared for the proposed project by Woodward & Curran (see Appendix L).<sup>5</sup>

### 15.2 EXISTING ENVIRONMENTAL SETTING

The following section describes the existing utilities and service systems in the project area, including water supply, wastewater, solid waste, electrical, natural gas, and telecommunications infrastructure.

#### Water Supply and Delivery Infrastructure

Water supply for the project area is provided by the Northern Division Sacramento District of the California American Water Company (CAL-AM) through an agreement with the Placer County Water Agency (PCWA). The Sacramento District of CAL-AM's Northern Division is comprised of ten service areas, each of which contains a Public Water System (PWS). All of the PWS within CAL-AM's Northern Division are regulated by the State Water Resources Control Board's (SWRCB) Division of Drinking Water (DDW). As shown in Figure 15-1 and Figure 15-2, the proposed project site is located within the West Placer PWS. On May 14, 2018, CAL-AM provided a Conditional Will Serve Letter affirming that the project site is within CAL-AM's West Placer Service Area.<sup>6</sup>

CAL-AM's West Placer Service Area encompasses 11,154 acres within western Placer County, bounded by the City of Roseville limits to the east and the Sutter County line to the west. The Antelope Service Area bounds the West Placer Service Area to the south. Per the 2015 UWMP, approximately 4,940 people reside in the West Placer Service Area.<sup>7</sup>

<sup>1</sup> Placer County. *Countywide General Plan Policy Document*. August 1994 (updated May 2013).

<sup>2</sup> Placer County. *Countywide General Plan EIR*. July 1994.

<sup>3</sup> Placer County. *Dry Creek-West Placer Community Plan*. May 14, 1990.

<sup>4</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.

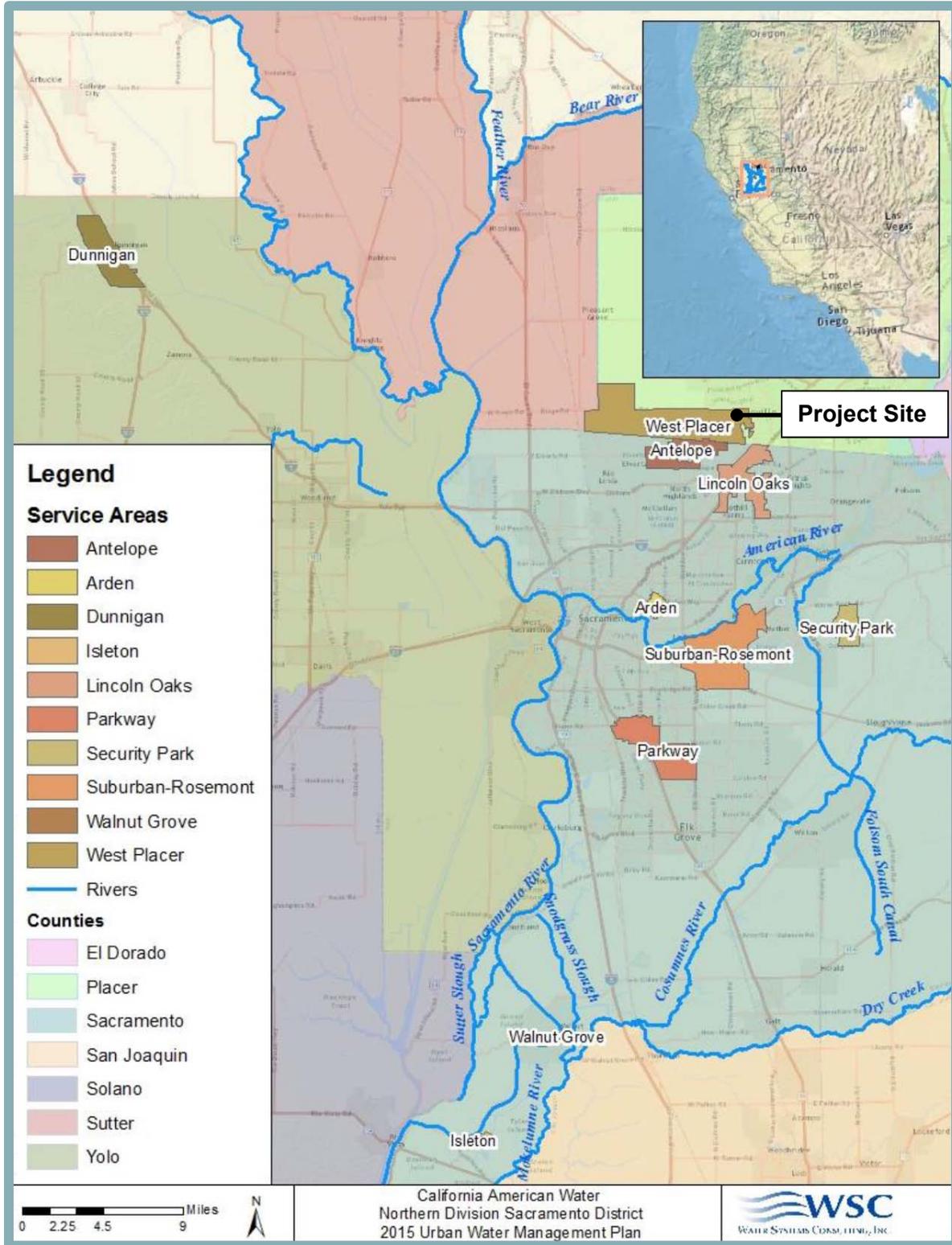
<sup>5</sup> Woodward & Curran. *Technical Memorandum, Collection System Flow Study for Brady-Vineyard Development*. May 8, 2019.

<sup>6</sup> California American Water. *Request for Water Service – Conditional Will Serve Letter*. May 14, 2018.

<sup>7</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.



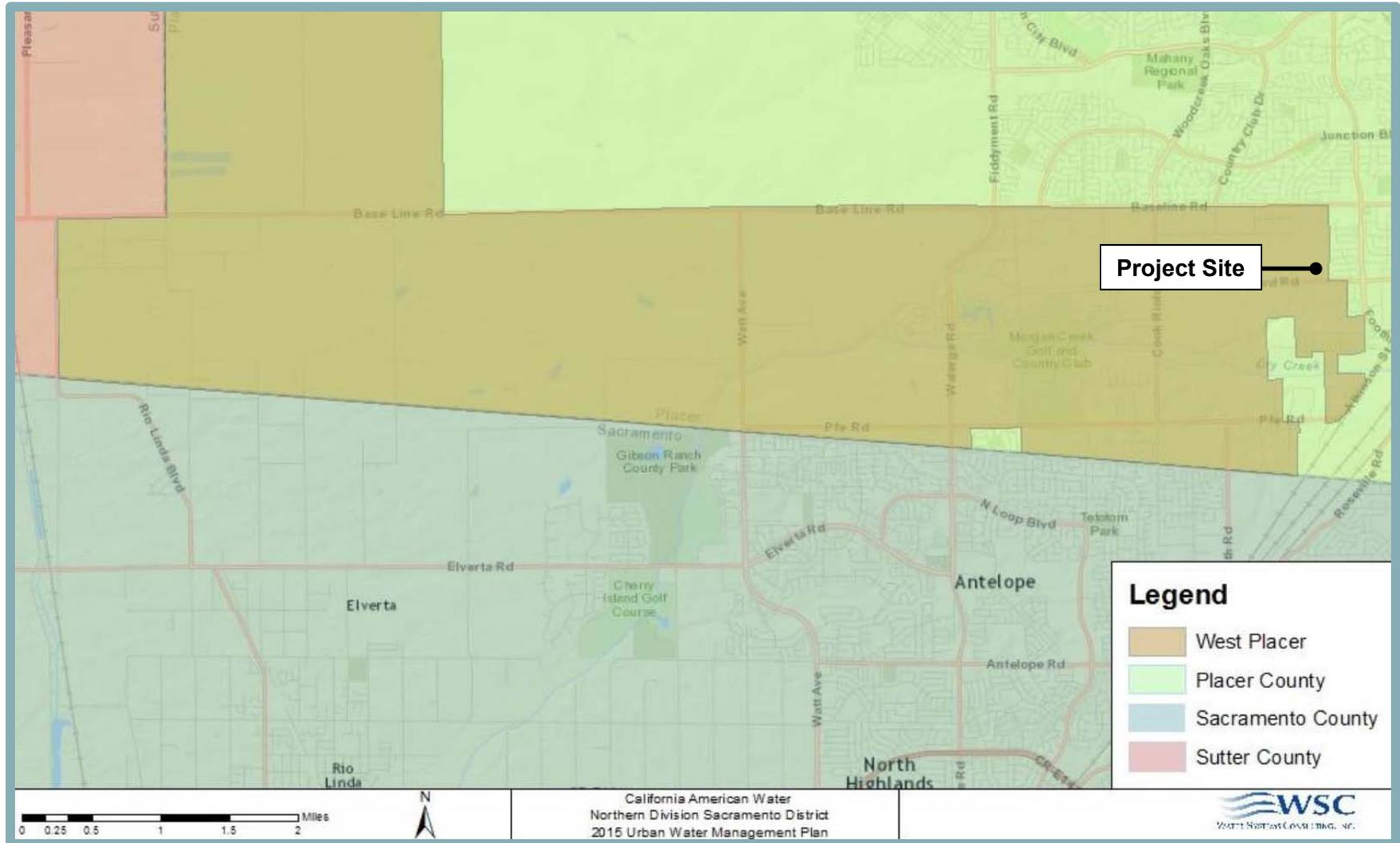
**Figure 15-1  
 CAL-AM Sacramento District Service Areas**



Source: California American Water, 2016.



**Figure 15-2**  
**CAL-AM West Placer Service Area**



Source: California American Water, 2016.



## Water Supply

In 2016, CAL-AM and PCWA entered into a wholesale water supply agreement, which includes an agreement that PCWA will supply CAL-AM with surface water through December 2034.<sup>8</sup> The PCWA's estimated average year supply is presented in Table 15-1 below, in units of acre-feet per year (AFY). A portion of the total PCWA supply presented in Table 15-1 would be directed to CAL-AM for use in supplying the West Placer Service Area.

PCWA Supply Source	2020	2025	2030	2035
Middle Fork Project	120,000	120,000	120,000	120,000
Central Valley Project	0	32,000	32,000	32,000
Pacific Gas & Electric Co. (PG&E)	110,400	110,400	110,400	110,400
Pre-1914 Appropriations	3,400	3,400	3,400	3,400
Recycled Water	0	2,500	5,000	7,000
<b>Total</b>	<b>233,800</b>	<b>268,300</b>	<b>270,800</b>	<b>272,800</b>
<i>Source: California American Water Company, 2015 UWMP [Table 5-5], 2016.</i>				

CAL-AM is required to use only surface water within the West Placer Service Area per the CAL-AM's franchise agreement with Placer County, with the exception of a specific part of the service area not inclusive of the project site. Thus, the project area does not rely on groundwater as a water supply source.

## Water Demand

The Sacramento District of CAL-AM's Northern Division has estimated the demand for the West Placer Service Area, and the past and projected water demands are presented in Table 15-2. Demand estimates include projected growth for the West Placer Service Area.<sup>9</sup> In addition to demand estimates for the West Placer Service Area, Table 15-2 presents a comparison of the estimated water supply for the area.

	2015	2020	2025	2030	2035
West Placer Service Area Demand	753	2,559	3,548	4,918	6,819
West Placer Service Area Water Supply	766	2,656	3,682	5,105	7,078
Surplus	13	97	134	187	259
<i>Source: California American Water Company, 2015 UWMP [Tables 4-2 and 4-12], 2016.</i>					

As shown in the table above, the Northern Division Sacramento District of CAL-AM has estimated that the PCWA water supplies to the West Placer Service Area will exceed the estimated demand from the Service Area through the year 2035.

<sup>8</sup> Placer County Water Agency and California-American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

<sup>9</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.



As noted in the 2015 UWMP, PCWA will supply sufficient water to meet the entire demand within the West Placer service area, regardless of hydrologic condition.<sup>10</sup> CAL-AM expects that the contract between CAL-AM and PCWA will be renegotiated if CAL-AM requires additional water. The PCWA's 2015 UWMP states in Chapter 7 that "PCWA has sufficient water supplies through the projected build-out conditions during a series of multiple dry year conditions." Therefore, CAL-AM is anticipated to have sufficient water supplies to meet the demands of the West Placer Service Area until at least 2035.

It should be noted that although CAL-AM anticipates PCWA supplies to the West Placer Service Area will exceed supply through the year 2035, when the agreement between PCWA and CAL-AM was initiated, PCWA agreed to provide a maximum daily demand of 2,020,983 gallons per day and a maximum delivery rate of 1,684 gallons per minute. The agreement specified that at such time that water delivery to CAL-AM reaches 80 percent of the maximum delivery rate or daily demand, CAL-AM is required to purchase additional units of capacity. Furthermore, the agreement notes that maximum delivery rate and daily volumes may be exceeded for emergency and maintenance purposes.<sup>11</sup>

### **Water Supply Reliability**

During previous single- and multiple-dry years, CAL-AM has maintained the ability to supply 100 percent of average/normal water year supply to the West Placer Service Area through distributions from the PCWA. Under existing agreements, CAL-AM anticipates that PCWA will continue to have sufficient water supplies through projected buildout conditions, including the West Placer Service Area, during a series of multiple-dry-year conditions.<sup>12</sup>

Although CAL-AM anticipates meeting all water demand under single- and multiple-dry years, CAL-AM maintains a Water Shortage Contingency Plan. Should water supplies be insufficient to meet average demand, CAL-AM has the authority to implement voluntary conservation measures following notification of the California Public Utilities Commission (CPUC) of the need for such measures. Should further water conservation measures be needed, CAL-AM would request authorization from the CPUC to implement mandatory conservation measures. The request for authorization to the CPUC from CAL-AM would include the percent reduction needed by CAL-AM and would specify the measures needed to achieve such reductions.<sup>13</sup>

### **Water Quality**

The PCWA provides the West Placer Service Area with high quality surface water, which originates in Folsom Lake. Disinfection by-product formation and pressure variations have recently been reduced, which has improved water quality in the service area.<sup>14</sup>

<sup>10</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan* [pg. 6-4]. June 30, 2016.

<sup>11</sup> Placer County Water Agency and California American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

<sup>12</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.

<sup>13</sup> *Ibid.*

<sup>14</sup> *Ibid.*



## **Water Delivery Infrastructure**

Water distribution in the West Placer Service Area is administered by CAL-AM.<sup>15</sup> Currently, two existing 12-inch water mains are located within Vineyard Road to the southeast of the project site. In addition, a 12-inch water main is located in Brady Lane to the east of the site.

## **Wastewater Conveyance and Treatment**

The project site is located outside of existing Placer County Sewer service districts. However, the entitlements for the proposed project include a request for annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service, subject to approval by the Placer County Board of Supervisors. Therefore, the sections below discuss the sewer services currently provided by the Placer County Sewer Service District within the project area.

## **Wastewater Conveyance**

Sewer services in the project area are provided by the Placer County Department of Public Works, Environmental Engineering and Utilities Division. Placer County operates 44 sewer pump stations, approximately 300 miles of sewer piping, and more than 450 septic tank effluent pump systems. The existing sewer pipeline system within unincorporated areas of the County in the project vicinity are located within Placer County Service Area (CSA) 28, Zone 173, and are owned and maintained by Placer County. However, the project site is not currently included within CSA 28. Existing wastewater conveyance infrastructure in the project area includes a 15-inch City of Roseville gravity sewer main located in Foothills Boulevard to the east of the site, as well as a 20-inch sewer force main located in Brady Lane and Vineyard Road.

The DCWPCP noted that soil conditions and potential problems related to groundwater pollution in the Plan area would constrain the use of private sewer systems for some development areas within the DCWPCP. In particular, the DCWPCP noted that at the time that the DCWPCP was prepared, the Placer County Environmental Health Department required that all developments with lot sizes less than seven acres must be connected to public sewer systems. As such, the DCWPCP anticipated that developments in the eastern portion of the Plan area would be connected to a public sewer system, which would include conveyance infrastructure.

Per the Northeast Area Sewer Master Plan, the County has planned for installation of a lift station within the southwest portion of the project site, adjacent to Vineyard Road.<sup>16</sup>

## **Wastewater Treatment**

Sewer treatment for the Placer CSA 28, Zone 173, is provided at the Dry Creek Wastewater Treatment Plant (WWTP), which is located within the southern edge of the City of Roseville. The Dry Creek WWTP is owned by the City of Roseville and treats wastewater from areas of the City of Roseville, the City of Rocklin, and the Town of Loomis, as well as nearby areas within unincorporated portions of Placer County.

Under the Dry Creek WWTP's National Pollutant Discharge Elimination System (NPDES) Permit, Number CA0079502, the Dry Creek WWTP has a permitted average dry weather flow (ADWF) of

<sup>15</sup> Placer County Water Agency and California American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

<sup>16</sup> Placer County. *Dry Creek Sewer System, Northeast Area Sewer Master Plan (Booth Rd, Bedell Ln, Eastern Vineyard Road)*. November 2009.



18 million gallons per day (mgd) and a peak wet-weather flow (PWWF) of 45 mgd.<sup>17</sup> As of 2016, the Dry Creek WWTP was operating at approximately 50 percent of the WWTP's permitted flow, with an ADWF of 9 mgd, and a PWWF under 25 mgd.<sup>18</sup> Of the 9 mgd of ADWF currently being treated at the Dry Creek WWTP, approximately 40 percent, or 7.2 mgd, originates from unincorporated portions of Placer County.<sup>19</sup>

Tertiary-level treatment at the Dry Creek WWTP consists of screening, primary clarification, aeration, secondary clarification, filtering, and disinfection. Recycled water from the Dry Creek WWTP is used to irrigate four golf courses, several area parks, and some areas of public street landscaping.<sup>20</sup> Treated wastewater from the Dry Creek WWTP that is not used for irrigation purposes is discharged to Dry Creek. Residual solids from the treatment process are transported to the Western Placer Waste Management Authority (WPWMA) sanitary landfill or are transferred to a City-approved vendor for off-site land application.

The City of Roseville owns and operates the Dry Creek WWTP on-behalf of the City's Regional Partners, which consist of the City of Roseville, the South Placer Municipal Utility District, and portions of unincorporated Placer County. Per the Operations Agreement among the Regional Partners, upon reaching 75 percent capacity at the WWTP, capacity improvements must be initiated. As stated above, the Dry Creek WWTP currently operates at approximately 9 mgd ADWF out of a permitted capacity of 18 mgd for an available capacity of 50 percent. Although the Dry Creek WWTP currently operates below permitted capacity, buildout demand of the Dry Creek WWTP's service area is estimated to reach approximately 21 mgd. Thus, improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area. Demand from new development is currently accommodated at the WWTP on a first-come-first-served basis.<sup>21</sup>

### **Solid Waste**

Solid waste collection services in the project area are provided by Recology Auburn Placer, under contract with Placer County. Recology provides curbside collection of mixed waste (garbage and recyclables), green waste, and some universal and household hazardous wastes by appointment. The mixed waste collected by Recology is delivered to the WPWMA Materials Recovery Facility (MRF), where waste is processed, recyclables are recovered, and residuals are disposed. The MRF is located near SR 65, between Roseville and Lincoln, at the corner of Athens Avenue and Fiddymont Road. Recovered materials from the MRF are sold throughout the world, helping to conserve natural resources. Non-recyclable materials are sent to the landfill for disposal. The current space available, together with recovery efforts by the MRF, will delay the WRS� from reaching capacity.<sup>22</sup>

The WPWMA is a regional agency established in 1978 through a Joint Exercise of Powers Agreement between the County of Placer and the cities of Roseville, Rocklin, and Lincoln to acquire, own, operate, and maintain a sanitary landfill site and all related improvements.

---

<sup>17</sup> City of Roseville. *City of Roseville General Plan 2035*. August 17, 2016.

<sup>18</sup> City of Roseville. *City of Roseville General Plan 2035*. August 17, 2016.

<sup>19</sup> *Ibid.*

<sup>20</sup> City of Roseville. *2015 Urban Water Management Plan* [pg. 6-7]. May 2016.

<sup>21</sup> *Ibid.*

<sup>22</sup> Western Placer Waste Management Authority. *About WPWMA*. Available at: <http://www.wpwma.com/about-wpwma/>. Accessed June 2019.



The WPWMA designed and built the MRF to divert recyclable materials from being disposed at the landfill. The MRF also processes source separated wood waste and green waste and accepts separated recyclables, including electronics and other universal wastes (e.g. batteries and fluorescent lamps), at the recycling drop-off and buy-back center. The compost portion of the MRF has an annual processing capacity of 82,000 tons (averaged over the year and does not account for seasonal peaks). The MRF is permitted to have up to 75,000 cubic yards (approximately 37,500 tons) of compost material at the facility at any one time.

Residual waste from the MRF is transported to the Western Regional Sanitary Landfill (WRSL) co-located at the MRF site. The WPWMA owns and oversees all operations on-site – the WRSL, MRF, compost facility, and Permanent Household Hazardous Waste Collection Facility (PHHWCF). A private firm, under contract with WPWMA, manages the day-to-day operation of the facilities. The landfill is specified as a Class II/Class III non-hazardous site. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is accepted at the PHHWCF.

### **Permit Limits and Site Constraints**

The 291-acre WRSL is permitted to accept 1,900 tons per day and 624 vehicles per day; and receives an average of approximately 1,077 tons per weekday.<sup>23</sup> The WRSL has a permitted design capacity of 36,350,000 cubic yards and, as of December 2017, has a remaining capacity of 24,468,271 cubic yards. Under current land use and development conditions, the WRSL has a permitted lifespan extending to 2058.<sup>24</sup>

The MRF has a permitted processing limit of 1,750 tons per day.<sup>25</sup> According to the WPWMA, for the fiscal year 2016-2017, the average weekday tonnage received at the MRF was 1,191 tons.<sup>26</sup> The MRF expanded in 2007, increasing its processing capacity of municipal solid waste and construction and demolition debris to 2,200 tons per day.<sup>27</sup>

### **Gas and Electricity Infrastructure**

Electricity and natural gas service in the project area are provided by Pacific Gas & Electric (PG&E).

PG&E is one of the largest providers of electricity and natural gas throughout Placer County. PG&E is a San Francisco based, private company, publicly regulated by the California Public Utilities Commission and provides electricity and natural gas to the majority of Northern California. PG&E has ample resources to meet a wide range of projected growth; however, when the time comes, additional improvements to the facilities may be required to meet future growth demands. It should be noted that on January 29, 2019, PG&E announced that the company would file for

---

<sup>23</sup> Western Placer Waste Management Authority. *Comment Letter: Lincoln Meadows Draft Environmental Impact Report*. December 11, 2017.

<sup>24</sup> Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. November 2017.

<sup>25</sup> California Department of Resources Recycling and Recovery (CalRecycle). *Western Placer Waste Mgmt Authority MRF (31-AA-0001)*. Available at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/31-AA-0001>. Accessed June 2019.

<sup>26</sup> Western Placer Waste Management Authority. *Comment Letter: Lincoln Meadows Draft Environmental Impact Report*. December 11, 2017.

<sup>27</sup> Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. November 2017.



bankruptcy. The CPUC, in coordination with the Governor's office and other agencies, is currently monitoring developments regarding the bankruptcy filing to ensure that all customers continue to receive electric and natural gas service.<sup>28</sup> PG&E has not indicated that any disruptions to service will occur as a result of the bankruptcy filing.

Currently, an underground electrical distribution line is located within Brady Lane to the east of the site, extending from the existing Father's House church southward along the project site frontage. The line terminates near the location of the proposed site access at Brady Lane. Within the western portion of the project site, an overhead electrical line connects to the existing single-family residence on the two-acre parcel extending into the project site from Vineyard Road.

In addition, PG&E maintains an underground gas line along the west side of Brady Lane to the north of the project site, near the existing church. The gas line terminates near the northern boundary of the project site. A second gas line is located in Vineyard Road within the City of Roseville, terminating at the Brady Lane/Vineyard Road intersection to the southeast of the project site.

### **15.3 REGULATORY CONTEXT**

---

The following sections provide a summary of the federal, State, and local regulations pertaining to utilities and service systems that are applicable to the proposed project.

#### **Federal Regulations**

The federal environmental laws and policies relevant to utilities and service systems are primarily related to water quality, which is addressed in Chapter 10, Hydrology and Water Quality, of this EIR.

#### **State Regulations**

The following are the State environmental laws and policies relevant to utilities and service systems.

#### **California Green Building Code**

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC is adopted every three years by the Building Standards Commission (BSC). The 2016 California Green Building Standards Code, otherwise known as the CALGreen Code, is the most recent version of the Code. For residential structures, the CALGreen Code is administered by the California Department of Housing and Community Development (HCD).

In addition to the new State-wide mandates, CALGreen encourages local governments to adopt more stringent voluntary provisions, known as Tier 1 and Tier 2 provisions, to further reduce air pollutant emissions, improve energy efficiency, and conserve natural resources. If a local government adopts one of the tiers, the provisions become mandates for all new construction within that jurisdiction. The most significant features of the CALGreen Code related to public services and utilities include the following:

---

<sup>28</sup> California Public Utilities Commission. *PG&E Bankruptcy*. Available at: <https://www.cpuc.ca.gov/pgechapter11/>. Accessed October 2019.



- Mandatory reduction in indoor water use, through the use of high-efficiency toilets, faucet aerators and other fixtures; and
- Diversion of 65 percent of construction waste from landfills.

The 2019 CALGreen Code will take effect on January 1, 2020, and will provide more stringent energy efficiency requirements for new residential development, including improvements related to electric vehicle charging, water use efficiency, and building insulation requirements.

### **Assembly Bill 1327**

Assembly Bill (AB) 1327, the Solid Waste Reuse and Recycling Access Act of 1991 requires jurisdictions to adopt ordinances requiring development projects to provide adequate storage area for collection and removal of recyclable materials. Placer County adopted such an ordinance (Municipal Code Section 8.16.080).

### **Assembly Bill 1881**

AB 1881, the Water Conservation in Landscaping Act of 2006 required the Department of Water Resources (DWR) to update the Model Efficient Landscape Ordinance. Furthermore, AB 1881 required local agencies to adopt the updated model ordinance or an equivalent ordinance by January 1, 2010. If local jurisdictions failed to adopt the updated model ordinance or an equivalent by January 1, 2010, the DWR's updated model ordinance would automatically be adopted by statute. Placer County adopted its Water Efficient Landscape Ordinance (WELO) in October 2017.

### **Senate Bill 610 and Senate Bill 221**

In 2001, the California Legislature enacted two pieces of legislation relevant to environmental review focused on the water consumption associated with large development projects. Senate Bill (SB) 610 (Chapter 643, Statutes of 2001; Section 21151.9 of the Public Resources Code (PRC) and Section 10910 et seq. of the Water Code) requires the preparation of water supply assessments (WSAs) for large developments. Government Code section 66473.7(a)(1) requires an affirmative written verification of sufficient water supply. SB 221 is designed as a "fail-safe" mechanism to ensure that collaboration on finding the needed water supplies to serve a new large subdivision occurs early in the planning process.

As stated in CEQA Guidelines Section 15155, which reflects SB 610 requirements, any residential development exceeding 500 dwelling units is considered a "water-demand project" and is required to prepare a WSA. The proposed project includes 119 dwelling units, which is below the threshold established by SB 610. Thus, a WSA is not required to be prepared for the proposed project.

### **Senate Bill 1016**

Enacted in 2007, SB 1016 amended portions of the California Integrated Waste Management Act, allowing the California Integrated Waste Management Board (CIWMB) to use per capita disposal as an indicator in evaluating compliance with the requirements of AB 939. Jurisdictions track and report their per capita disposal rates to CalRecycle.

### **Urban Water Management Planning Act**

In 1983, the California Legislature enacted the Urban Water Management Planning Act (Water Code Sections 10610 – 10656). The Act requires that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually shall prepare and adopt an UWMP within a year of becoming an urban water supplier and update the



plan at least once every five years. The Act specifies the content that is to be included in an UWMP, and states that urban water suppliers should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple-dry years. The Act also states that the management of urban water demands and the efficient use of water shall be actively pursued to protect both the people of the State and their water resources. The Northern Division Sacramento District of CAL-AM prepared a UWMP in 2015.<sup>29</sup>

### **California Integrated Waste Management Act - Assembly Bill 939**

AB 939, the California Integrated Waste Management Act of 1989 contains requirements affecting solid waste disposal in California. According to AB 939, all cities and counties are required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated within the respective county plan. The plans must promote (in order of priority) source reduction, recycling and composting, and environmentally safe transformation and land disposal. Cities and counties that do not meet this mandate are subject to \$10,000-per-day fines.

### **Local Regulations**

The following local goals and policies are applicable to the proposed project.

### **Placer County General Plan**

The following applicable goals and policies related to utilities and service systems are from the Placer County General Plan.

### **General Public Facilities and Services**

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

Policy 4.A.1 Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

Policy 4.A.2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means);
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant; and,

---

<sup>29</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.



- c. The facilities improvements are designed and built to the current standards of the agency providing service.

Policy 4.A.3      The County shall require that new urban development is planned and developed according to urban facility standards.

### Water Supply and Delivery

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

Policy 4.C.1      The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.

Policy 4.C.2      The County shall approve new development based on the following guidelines for water supply:

- a. Urban and suburban development should rely on public water systems using surface supply.
- b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
- c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.

Policy 4.C.6      The County shall promote efficient water use and reduced water demand by:

- a. Requiring water-conserving design and equipment in new construction;
- b. Encouraging water-conserving landscaping and other conservation measures;
- c. Encouraging retrofitting existing development with water-conserving devices; and,
- d. Encouraging water-conserving agricultural irrigation practices.



### Sewage Conveyance, Treatment, and Disposal

- Goal 4.D The County shall require wastewater conveyance and treatment facilities that are sufficient to serve the Placer County General Plan proposed density of residential, commercial, and public/institutional uses in a way which protects the public and environment from adverse water quality or health impacts.
- Policy 4.D.2 The County shall require developments outside of an existing sewer service area and needing new connections to public conveyance and treatment facilities to be annexed into the sewer service area providing service.
- Policy 4.D.4 The County shall require developments needing new connections to construct wastewater conveyance facilities which are sized and located to provide sewer service based on permitted densities and applicable sewer shed area. Wastewater conveyance systems shall be designed for gravity flow. Where gravity conveyance systems are not feasible, the agency providing service may approve pumping service where a site specific engineering analysis demonstrates the long-term cost effectiveness of pumped facilities.
- Policy 4.D.5 The County shall require developments needing new connections to pay their fair share of the cost for future public wastewater facilities which support development based on the Placer County General Plan. The fair share will be based on the demand for these facilities attributable to the new development.
- Policy 4.D.6 The County shall promote efficient water use and reduced wastewater system demand by:
- a. Requiring water-conserving design and equipment in new construction as required in California law (AB 1881);
  - b. Encouraging retrofitting with water-conserving devices; and
  - c. Designing wastewater systems to minimize inflow and infiltration.
- Policy 4.D.9 The County shall promote functional consolidation of wastewater facilities.
- Policy 4.D.10 The County shall require all public wastewater facilities to be designed and built to the current standards of the agency providing service.

### Landfills, Transfer Stations, and Solid Waste Recycling

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



- |              |   |
|--------------|---|
| Policy 4.G.1 | The County shall require all new urban/suburban development, excluding rural development, to include provisions for solid waste collection.     |
| Policy 4.G.2 | The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes. |
| Policy 4.G.6 | The County shall ensure that landfills and transfer stations are buffered from incompatible development.  |
| Policy 4.G.7 | The County shall require that all new development complies with applicable provisions of the Placer County Integrated Waste Management Plan.    |

### **Dry Creek-West Placer Community Plan**

The following are the applicable goals and policies related to utilities and service systems from the DCWPCP.

#### Public Services

- |          |  |
|----------|--|
| Goal 3   | Prevent the commitment of land use through premature public service facility construction.   |
| Goal 4   | Make urban services available only to those lands which, under the Land Use plan, will need them.  |
| Goal 5   | Insure that the rate of development shall not exceed the capacity of county, community, special districts (including school districts), and utility companies to provide all needed public services in a timely, orderly, and economically feasible manner.  |
| Policy 1 | Coordination of city, county, and district public works planning and land use planning are essential. A major problem is to design major water, sewer and road extensions, intended to serve urban areas, in such a way that they do not also serve intervening non-urban areas, and thereby encourage their urbanization. |
| Policy 3 | Discourage over-development of facilities, services, and systems in advance of demand to ensure that no inequitable financial burden is imposed and to prevent the commitment of land use through premature public facility construction.  |
| Policy 4 | Ensure that adequate services will be available for proposed development before granting approvals.  |
| Policy 5 | The County or other public entity should be responsible to operate sewer, water and major drainage services, not a developer or private landholder.  |



### Public Services: Sewage Disposal

Goal To provide sewage disposal facilities which will serve the Dry Creek-West Placer Area's proposed density of residential, commercial, industrial, and public uses in a way which protects the public from adverse water quality or health impacts.

Policy 1 Require all new commercial, industrial, institutional, and residential subdivisions to install and connect to a public sewer system.

### Community Development: Community Design

Policy 18 Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.

### **Placer County Water Efficient Landscape Ordinance**

The Placer County Landscape Design Guidelines incorporate the County's WELO. The County's WELO established water efficiency requirements for developments throughout the County based on the amount of landscaped areas included in proposed development projects, and whether the project involves new development or renovation type activities. Water use efficiency in the WELO is to be achieved through the use of drought tolerant plantings, and proper landscaping, as well as specific requirements for irrigation systems. The specific requirements for water use efficiency in landscaping would be confirmed during design reviews for proposed projects. Specifically, the WELO requires applications to include Landscape Packages, which would present water budgets, soil management reports, grading plans, landscape design plans, irrigation plans and other information related to the overall design of landscaping within projects.

## **15.4 IMPACTS AND MITIGATION MEASURES**

The following section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to utilities and service systems. In addition, a discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

### **Standards of Significance**

Consistent with Appendix G of the CEQA Guidelines, determination of significant impacts is based on whether the proposed project would result in the following:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
- 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;



- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- Comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

Impacts related to storm drainage facilities are addressed in Chapter 10, Hydrology and Water Quality, of this EIR.

### **Method of Analysis**

Determinations of the significance of the proposed project's impacts were made based on the project's modifications to existing or planned utilities, and the ability of the existing utilities to accommodate the proposed project, using the above significance criteria.

### **Water Supply**

The 2015 UWMP prepared for CAL-AM was used to determine the adequacy of existing water supplies for the proposed project. It should be noted that in addition to the 119 single-family residential units included in the proposed project, the Project Description chapter of this EIR recognizes the potential for up to 12 additional on-site residential units (Accessory Dwelling Units) to be included in the project in order to meet the County's affordable housing requirements. The 12 additional Accessory Dwelling Units (ADUs), if included, would include a smaller household size relative to standard market-rate single-family units. For example, as can be seen in the ADU discussion in the Transportation chapter of the EIR, the trip generation is based on the assumption that the multi-family trip rate is a good approximation of the trips generated by ADUs. Assuming this, the projected population increase from up to 12 ADUs at the project site would be an additional 23 persons.<sup>30</sup> Therefore, inclusion of the additional 12 Accessory Dwelling Units would not alter the conclusions presented herein.

### **Wastewater System**

The ability of the existing wastewater conveyance infrastructure in the project vicinity to accommodate the project's wastewater was evaluated in the technical memorandum prepared for the proposed project by Woodward & Curran. The technical memorandum relied on the City of Roseville's recently updated sewer collection system model (2017 Sewer Model Update). An earlier version of the model was previously used to model the project area as part of the 2007 South Placer Wastewater Authority (SPWA) Systems Evaluation.

For the purposes of estimating project sewer flows, a unit flow factor of 190 gallons per day (gpd) per Equivalent Dwelling Unit (EDU) was used, consistent with the standard ADWF factor used in the 2017 Sewer Model Update. Estimated project sewer flows were then added to manhole SMH-B03-007 on Foothills Boulevard. Rainfall dependent inflow and infiltration (RDI/I) was added based on the rainfall response in the adjacent area. It should be noted that the technical memorandum evaluated development of the project site with a total of 124 EDUs, rather than the 119 single-family dwelling units included in the proposed project. Thus, the analysis provides a conservative estimate of project wastewater generation. While the project could potentially include the construction of up to 12 additional on-site ADUs in order to meet the County's affordable housing requirements, resulting in a total of 131 units, the additional wastewater generation associated with the ADUs would include a smaller household size relative to standard market-

<sup>30</sup> 12 ADUs \* 1.91 persons per multi-family unit, based upon adjustment of single-family rate (e.g., 3.08 persons per SF household \* 0.62, where 0.62 is the trip rate dwelling unit equivalent for multi-family uses).



rate single-family units. Thus, the additional units, if included, would not alter the conclusions of the technical sewer memorandum prepared for the project by Woodward & Curran.

In addition to sewer flows from the project and existing development in the sewer shed, Woodward & Curran evaluated sewer flows associated with other cumulative development within the unincorporated County that could drain into the project sewer shed. Based on buildout of the vacant parcels per the DCWPCP, a total of 201 dwelling units could be developed within the sewer shed, in addition to the proposed project.

In order to evaluate the effects of the project and other cumulative development on the downstream sewer conveyance infrastructure, Woodward & Curran remodeled sewer flows under the design storm scenario for the following three future conditions:

- Existing and planned development currently included in the 2017 Sewer Model Update, which includes buildout of the project site under the site's current DCWPCP land use designations;
- Existing and planned development currently included in the 2017 Sewer Model Update, with buildout of the project site updated to reflect development of 124 EDUs; and
- Existing and planned development currently included in the 2017 Sewer Model Update, updated to include buildout of the project site with 124 EDUS and development of an additional 201 EDUs within the unincorporated County.

For each of the three future conditions, all sewer flows were assumed to be routed through SMH-B03-007 within the City of Roseville. Woodward & Curran evaluated the capacity of each sewer line segment between SMH-B03-007 and the Dry Creek WWTP.

### **Solid Waste**

Solid waste generation from the proposed project was estimated and considered with respect to the anticipated capacity at the solid waste facilities that would serve the proposed project. Sources of solid waste generation for the proposed project would include vegetation removed during site preparation, construction material waste, and operational waste from proposed residences and landscape maintenance. The solid waste analysis of this chapter is based on solid waste calculations performed using information from the U.S. Environmental Protection Agency's (U.S. EPA) report, *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*,<sup>31</sup> as well as CalRecycle operational solid waste generation rates.

### **Natural Gas and Electricity**

The location and sizing of existing natural gas and electricity infrastructure within the project area was based technical information provided by PG&E specifically for the proposed project.

### **Project-Specific Impacts and Mitigation Measures**

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance identified above.

---

<sup>31</sup> U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. 2009.



**15-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Based on the analysis below, the impact is *less than significant*.**

The following sections describe the water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities improvements that would be necessary to serve the proposed project.

Water Supply Infrastructure

Figure 15-3 and Figure 15-4 provide an overview of the proposed project utility improvements.

As shown in Figure 15-4, the proposed project would include a new connection to an existing 12-inch water main located in Vineyard Road to the southeast of the project site. From the connection point, the project would include extension of two new water lines: a new 12-inch water line extending northward within Brady Lane to the project site access; and a 16-inch water line extending westward within Vineyard Road to the proposed emergency vehicle access (EVA) at the southwestern site boundary. Both water lines would connect to the interior of the project site by way of a series of new eight-inch lines extending throughout the proposed on-site roadways.

The PCWA requires a minimum transmission line diameter of 12 inches and a minimum distribution system pipe diameter of six inches. The 12-inch and 16-inch water lines in Brady Lane and Vineyard Road, respectively, as well as the existing 12-inch line located in Vineyard Road, would be consistent with the PCWA's minimum sizing requirements for public water lines. In addition, as noted in the Will Serve letter prepared for the proposed project by CAL-AM, all water utility improvements would be required to comply with CAL-AM standards and specifications, as well as local and State codes. CAL-AM's Engineering and Operations staff would review the project and evaluate the adequacy of the proposed improvements.

CAL-AM has not identified any sizing deficiencies in the water supply infrastructure located upstream of the project site, including the existing 12-inch water main located in Vineyard Road. Thus, the existing water supply infrastructure is sufficiently sized to accommodate the increased demand from the proposed project, and the project would not require the construction of new or expanded water conveyance infrastructure beyond the improvements noted above. It should be noted that all required off-site water utility improvements within Vineyard Road and Brady Lane would occur within paved areas that have been subject to previous disturbance.

The proposed on-site water conveyance infrastructure would be designed to meet standard residential fire flow requirements. The water system throughout the site would include residential hook-ups and hydrant connections, and each unit connection would provide fire flows necessary for a residential fire sprinkler system in addition to the domestic water service. All necessary water conveyance infrastructure would be financed by the project applicant.



Figure 15-3  
 Preliminary Utility Plan (North)

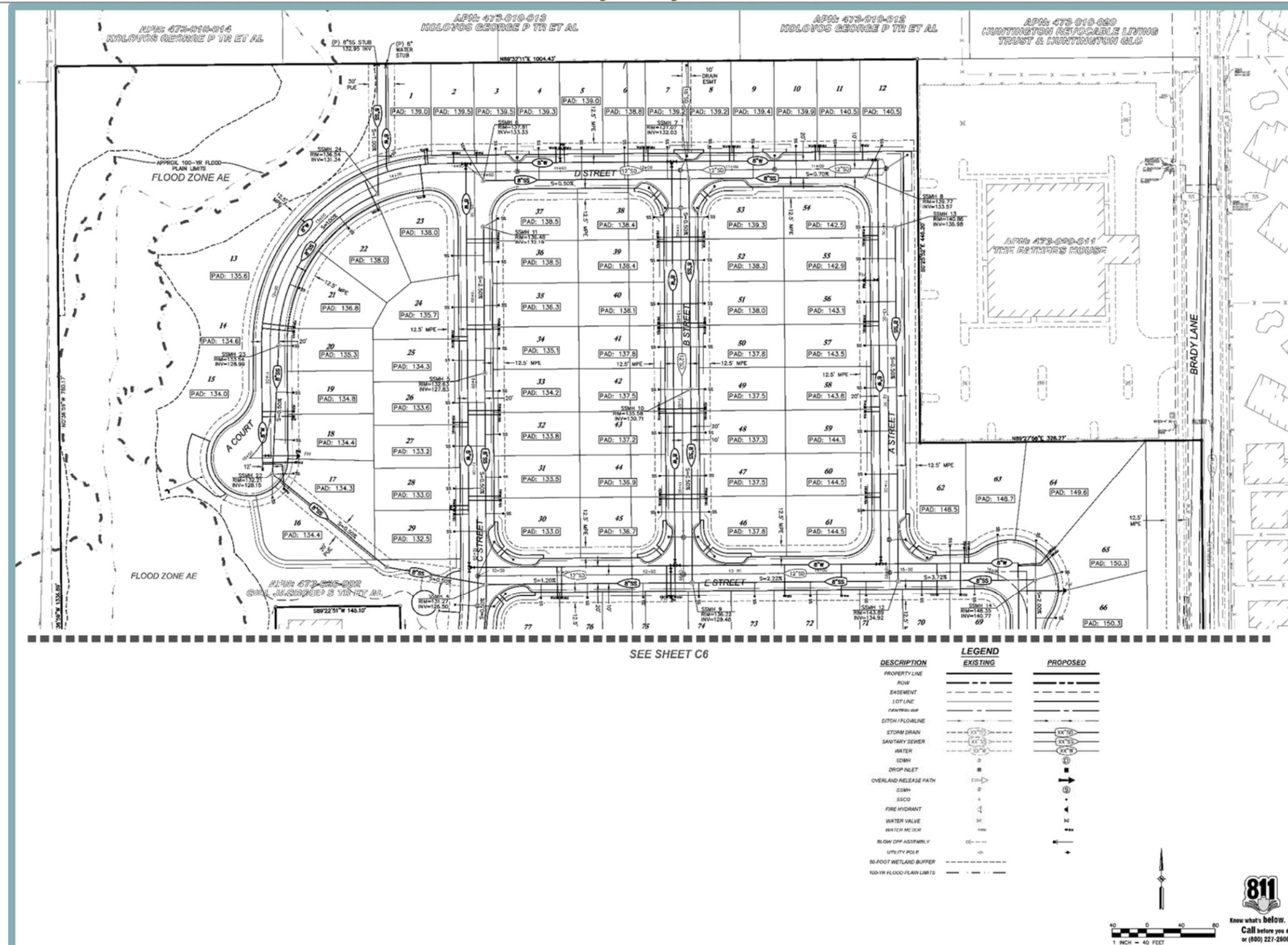
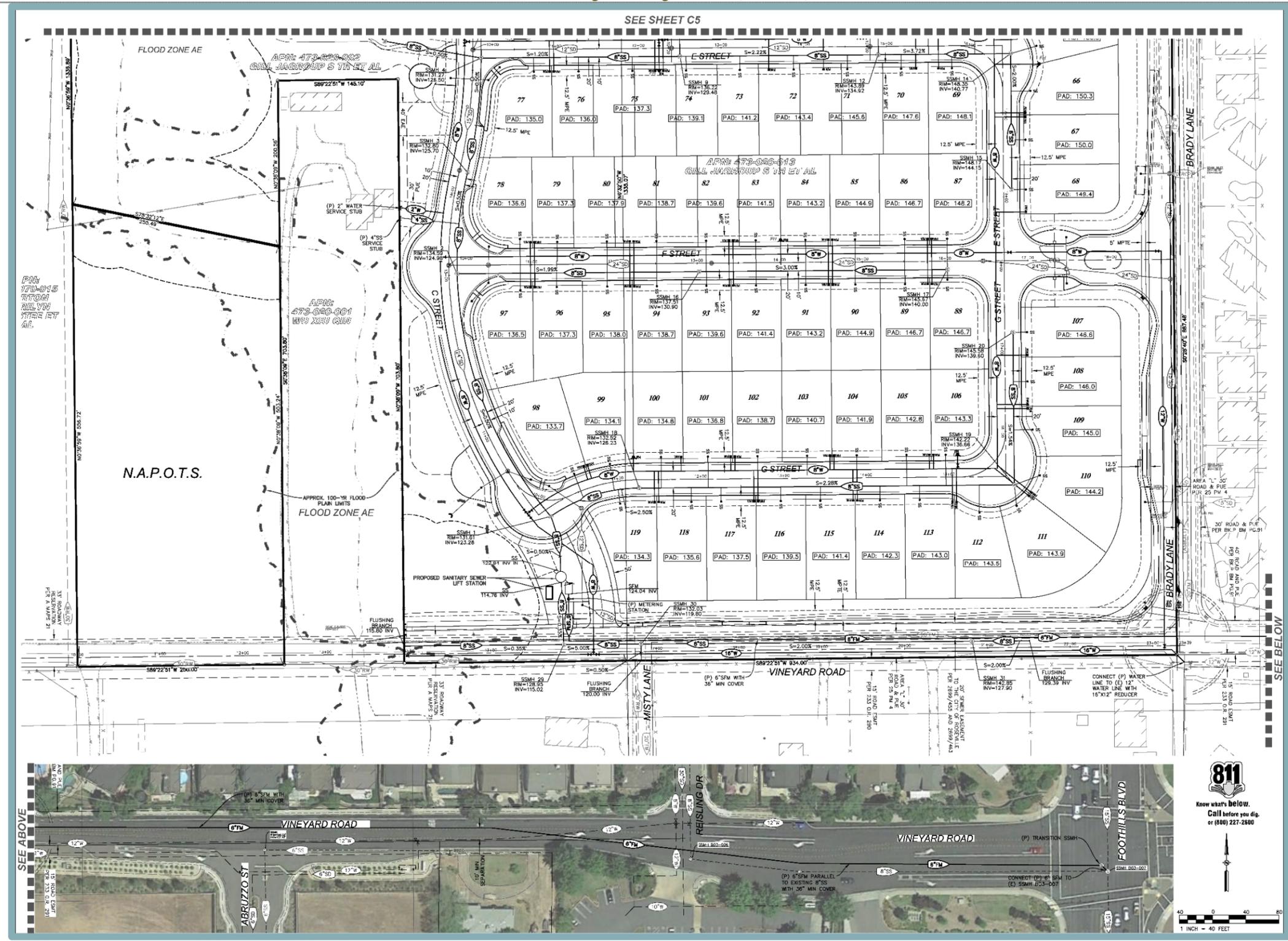


Figure 15-4  
 Preliminary Utility Plan (South)



In order to ensure that maintenance and upgrades to water conveyance infrastructure are properly financed, CAL-AM charges customers for capacity based on the required meter size and additional components described in PCWA Section 40700. The proposed project would be required to pay all relevant CAL-AM fees, which would help to ensure that CAL-AM would maintain sufficient capacity and infrastructure to serve the proposed project.<sup>32</sup>

CAL-AM has provided a Conditional Will-Serve Letter for the proposed project that indicates CAL-AM is capable of providing service to the project, given compliance with all applicable rules and regulations, including payment of necessary fees.

### Wastewater Conveyance Infrastructure

The proposed project would include installation of an on-site gravity sewer collection system consisting of a series of eight-inch sewer lines (see Figure 15-3 and Figure 15-4). The sewer lines would be laid within the proposed internal roadways, with individual connections for each proposed lot. The on-site sewer lines would flow to a new lift station to be located on Lot A, on the north side of Vineyard Road, east of the on-site tributary and opposite Misty Lane. The lift station, which would be financed by the project applicant, had been previously planned by the County per the Northeast Area Sewer Master Plan and would serve the entire northeast portion of the DCWPCP area (see Figure 15-5). The sewer lift station would be designed pursuant to the requirements presented in Placer County's *Pump Station Design Manual* and would include a metering station.<sup>33</sup>

A new eight-inch gravity sewer line would be constructed off-site, along the project's Vineyard Road frontage, consistent with County requirements. From the on-site lift station, the project would include construction of dual six-inch sewer force mains in Vineyard Road to reduce the need for on-site emergency storage, which would connect to the existing 15-inch City of Roseville gravity sewer main in Foothills Boulevard. Sewage would gravity flow from the 15-inch sewer main south and then west to the Dry Creek WWTP, also within the City of Roseville. Potential environmental effects associated with the off-site sewer line improvements are analyzed throughout this EIR. As discussed in Chapter 4, Aesthetics, the sewer line improvements would occur within previously disturbed areas in or adjacent to existing roadways, and would not permanently degrade the visual character or quality of the project area. Potential impacts related to criteria pollutant and greenhouse gas (GHG) emissions associated with the sewer improvements are analyzed in Chapter 5, Air Quality and Greenhouse Gas Emissions. In addition, potential noise impacts associated with the sewer improvements are analyzed in Chapter 12, Noise.

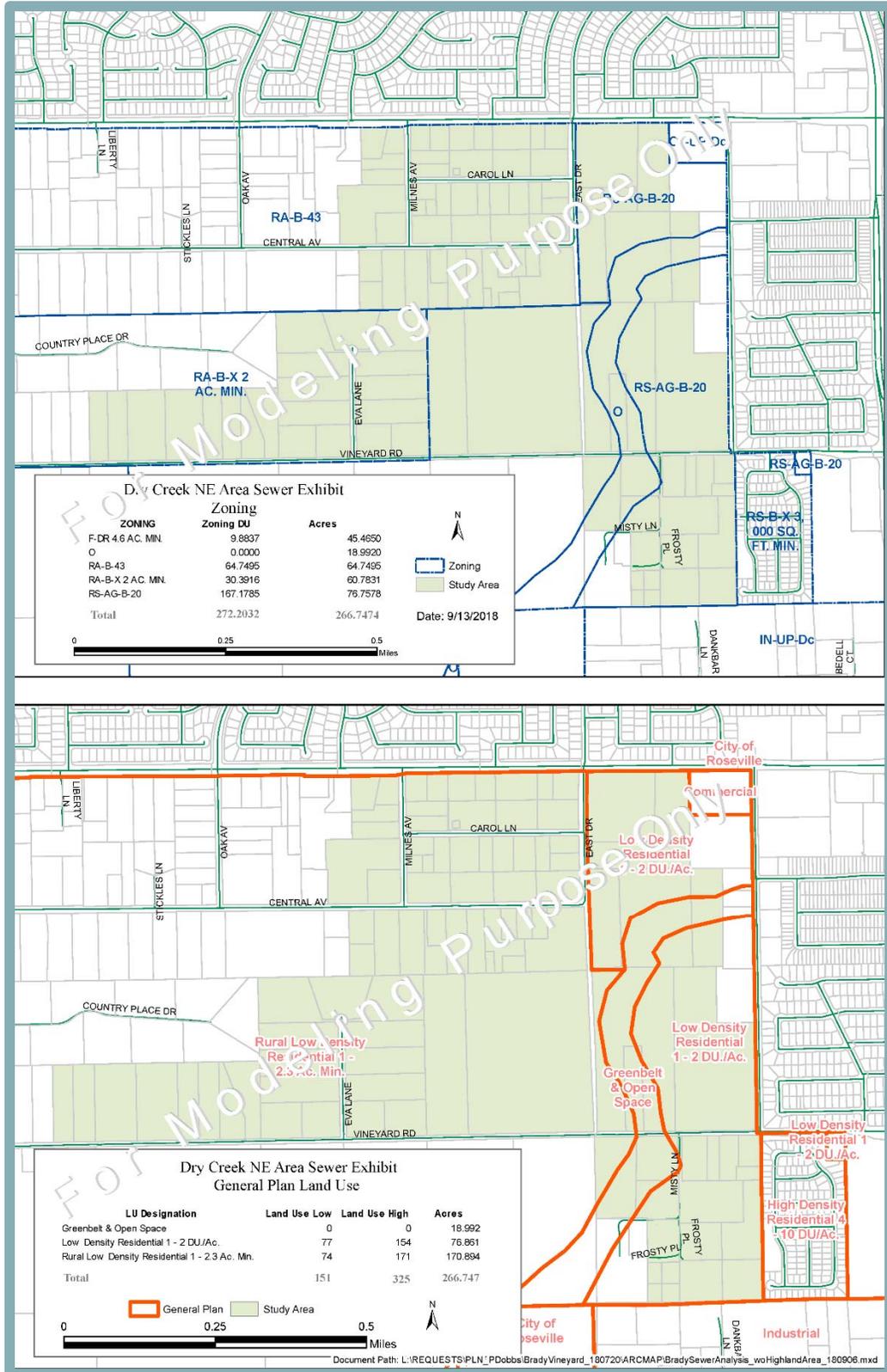
As noted previously, the technical memorandum prepared for the proposed project by Woodward & Curran includes an evaluation of the estimated wastewater generation associated with the proposed project and the ability of existing downstream conveyance infrastructure within the City of Roseville to accommodate such wastewater. Per the technical memorandum, the estimated ADWF associated with the proposed project would be approximately 23,600 gpd. The PWWF associated with the project was estimated to be 75,000 gpd.

<sup>32</sup> Placer County Water Agency and California American Water Company. *Agreement Between Placer County Water Agency and California American Water for Water Supply*. July 6, 2015.

<sup>33</sup> Placer County Environmental Engineering. *Pump Station Design Manual*. June 30, 2016.



**Figure 15-5  
 Northeast Area Sewer Shed Boundaries**



Based on the modeling conducted by Woodward & Curran, surcharging would not occur downstream of the proposed project under peak design flow conditions. The City of Roseville design standard for pipes 15 inches in diameter and smaller is that the maximum depth of flow to diameter of pipe ratio (d/D) must be 1.0 or less. All sewer pipe segments downstream of SMH B03-007 are 15 inches or larger. With development of the project, the maximum d/D would be 0.41 and, thus, the project would not result in conflicts with the City's design criteria. Per the technical memorandum, wastewater flows associated with the proposed project would not create any capacity issues within the downstream wastewater conveyance system, and upsizing of existing sewer lines would not be required. It should be noted that because surplus capacity is available within the downstream conveyance infrastructure, additional wastewater generation associated with the potential inclusion of an additional 12 on-site ADUs would not alter the conclusions presented above.

Although adequate transmission capacity would exist, the project site is not currently located within an area that receives sewer service from the County. In order for Placer County to obtain ownership of the proposed sewer system and provide maintenance of the proposed infrastructure, the project site and off-site improvement areas must be annexed into CSA 28, Zone 173. Such an annexation would require approval by the Placer County Board of Supervisors. Upon approval of the annexation, the proposed project would be subject to the County's sewer connection fees. Per Section 13.12.350 of the Placer County Code, the current sewer connection fees for the project area are currently approximately \$9,322 per EDU. A portion of each connection fee would be distributed to the City of Roseville for ongoing and future upgrades to the Dry Creek WWTP. The remainder of each fee is used by the County for system upgrades and ongoing maintenance. In addition, future residents of the proposed project would be subject to payment of a monthly sewer fee to the County to fund ongoing provision of sewer services. The current monthly sewer fee is \$41.26 per EDU.<sup>34</sup>

#### Electricity, Natural Gas, and Telecommunications Infrastructure

The proposed project would include new connections to existing electrical, natural gas, and telecommunications infrastructure located in the project vicinity. As noted previously, PG&E maintains existing electrical lines within Brady Lane to the east of the site. In addition, within the western portion of the project site, an overhead electrical line connects to the existing single-family residence on the two-acre parcel extending into the project site from Vineyard Road. An existing underground gas line is located along the west side of Brady Lane to the north of the project site, near the existing church. A second gas line is located in Vineyard Road within the City of Roseville, terminating at the Brady Lane/Vineyard Road intersection to the southeast of the project site. Given the proximity of existing electricity and natural gas lines to the project site, substantial extension of new infrastructure would not be required. All required electricity, natural gas, and telecommunications infrastructure improvements would occur within the disturbed rights-of-way of roadways fronting the project site.

Given that the project site is currently anticipated for development with residential uses per the DCWPCP, such utilities have been designed to accommodate additional demand associated with buildout of the site. While the proposed project would result in

---

<sup>34</sup> Placer County. *Notice of Public Hearing to Consider Sewer User Fee Increases, Placer County Services Area 28, Zone 173 – Dry Creek Sewer*. February 22, 2019.



development of the site at an increased density relative to what has been anticipated per the site's land use and zoning designations, upsizing or upgrading of the existing dry utilities is not anticipated in order to serve the project.

### Conclusion

Based on the above, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Thus, a ***less-than-significant*** impact would occur.

### Mitigation Measure(s)

*None required.*

## **15-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Based on the analysis below, the impact is *less than significant*.**

The proposed project would include development of a total of 119 single-family homes on the project site, as well as associated landscaping improvements. Thus, the project would result in increased demand for water supplies relative to existing conditions. As discussed in Chapter 11, Land Use and Planning /Population and Housing/Agricultural Resources, of this EIR, the proposed project would house an estimated 367 residents. CAL-AM has established a per capita per day water usage target of 173 gallons per capita per day (gcpd).<sup>35</sup> Based on the year 2020 per capita per day water usage target for CAL-AM customers of 173 gcpd and the project's estimated population of 367 residents, the project would be anticipated to result in a total daily water demand of approximately 63,491 gpd, which equates to approximately 23.17 million gallons per year or 71.11 afy.<sup>36</sup> As shown in Table 15-2, demand in the West Placer Service Area is anticipated to change from 753 afy to 2,559 afy between 2015 and 2020, resulting in an increase of 1,806 afy. Table 15-2 demonstrates that the anticipated growth in demand associated with growth within the West Placer Service Area could be accommodated by available supplies, with an annual surplus of at least 97 afy.<sup>37</sup>

Demand estimates for future development within the West Placer Service Area are based on growth estimates for the region and service area, including buildout estimates from the DCWPCP. The site is currently zoned for residential uses and, thus, increased water demand associated with buildout of the site has been accounted for in regional planning efforts. Table 15-3 presents the water demand that could be generated from buildout of the project site under the site's current zoning designations compared to water demand associated with buildout of the proposed project.

<sup>35</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.

<sup>36</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.

<sup>37</sup> *Ibid.*



<b>Table 15-3 Project Site Buildout Water Demand</b>				
Scenario	Size (units) <sup>1</sup>	Population <sup>2</sup>	Demand Rate (gcpd)	Total Water Demand (gpd)
Buildout Per Existing Zoning Designations	52	160	173	25,950
Buildout of Proposed Project	119	367	173	63,491
<b>Net Change</b>	<b>+71</b>	<b>+207</b>	<b>--</b>	<b>+37,541</b>
<sup>1</sup> Unit number estimated based on buildout of the 24.1-acre RS-AG-B-20 zoned land within the eastern portion of the site with minimum lot sizes of 20,000 square feet (sf), consistent with Section 17.52.040 of the Placer County Code (24.1 acres / 0.4591 acres [20,000 sf] = 52.49 units). <sup>2</sup> Based on average DCWPCP household size of 3.08 persons/household (see Chapter 11, Land Use and Planning/Population and Housing/Agricultural and Forest Resources, of this EIR).				
<b>Source: California American Water Company, 2015 UWMP, 2016.</b>				

As shown in the table, the proposed project would increase total water demand by 37,541 gpd, or 42.02 afy, compared to buildout of the site per the existing zoning designations. The anticipated increase in water demand of 42.02 afy that would result from implementation of the proposed project could be accommodated by the 97 afy surplus anticipated for the West Placer Service Area. By the year 2035, the surplus is anticipated to increase to approximately 259 afy.

In addition to the water consumption associated with occupation of the residential units within the proposed project, the proposed landscaped areas and three proposed park areas would require irrigation water. The Placer County Landscape Design Guidelines provide recommendations and requirements for new landscaping within the County,<sup>38</sup> which are compliant with the State’s Water Conservation in Landscaping Act, and the County’s WELO.<sup>39</sup> New developments with landscaped areas equal to or greater than 500 sf must comply with the County’s water efficient landscaping requirements; the proposed project would include 117,176 sf of linear parks and landscaped lots and, thus, is subject to the County’s water efficient landscaping requirements.

Requirements for establishing water efficient landscaping include the use of compost and mulch, installation of climate adapted plants, restrictions on turf areas, and requirements for irrigation systems. Compliance with the County’s WELO would be ensured during the design review process through submission of a landscape package to the County for review and approval. The landscape package would include water budget calculations, a soil management report, landscape design plan, irrigation design plan, and other documents related to the proposed landscaping, irrigation, and grading plans. Compliance with the County’s WELO would ensure that irrigation water consumption is minimized and occurs in compliance with the County’s standards.

With respect to the preliminary landscape plans provided at this time, the proposed project would include landscaping along internal roadways, within proposed linear parks, and along the project frontages. Preliminary landscaping designs for roadway and park areas have been drafted in compliance with the County’s WELO. The proposed parks have been

<sup>38</sup> Placer County Planning Services Division. *Placer County Landscaping Design Guidelines*. Adopted May 7, 2013.  
<sup>39</sup> Placer County. *Water Efficient Landscape Ordinance*. Available at: <https://www.placer.ca.gov/3394/Water-Efficient-Landscape-Ordinance>. Accessed June 2019.



designed with integrated turf, hardscapes, and other landscaping. The use of hardscapes and other landscaping allows for the reduction of turf throughout the proposed park areas, which would limit the amount of irrigation water needed for turf within the project site.

### Conclusion

Based on the above, sufficient water supplies would be available to available to serve the proposed project and reasonably foreseeable future development during normal, dry, and multiple dry years. Thus, a ***less-than-significant*** impact would occur.

### Mitigation Measure(s)

*None required.*

### **15-3 Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Based on the analysis below, the impact is *less than significant*.**

As discussed above, wastewater from the project site would be treated at the Dry Creek WWTP, which is operated by the City of Roseville.

Per the technical memorandum prepared for the proposed project by Woodward & Curran, buildout of the project site per the site's current zoning designations would result in a ADWF of approximately 13,300 gpd. As noted above, the estimated ADWF associated with the proposed project would be approximately 23,600 gpd (0.0236 mgd), or an increase of approximately 10,300 gpd (0.0103 mgd) beyond what has been anticipated for the site by the County and the City of Roseville. As of 2016, the Dry Creek WWTP was operating at 50 percent capacity, with a remaining capacity of 9 mgd ADWF.<sup>40</sup> The 0.236 mgd of ADWF anticipated during operation of the proposed project would be within the available capacity at the Dry Creek WWTP; therefore, the Dry Creek WWTP currently has adequate capacity to serve the project's anticipated demand in addition to the WWTP's existing commitments.

The Dry Creek WWTP discharges tertiary treated effluent to Dry Creek under an existing NPDES permit. The NPDES permit includes Waste Discharge Requirements, which include stringent effluent limitations for ammonia, aluminum, cadmium, carbon tetrachloride, cyanide, dibromochloromethane, dichlorobromomethane, iron, manganese, mercury, total chlorine residual, and zinc. Dry Creek WWTP is currently in compliance with all existing permitting, and, thus, effluent meets the RWQCB requirements within the NPDES permit. By permitting the Dry Creek WWTP for a maximum ADWF of 18 mgd and a PWWF of 45 mgd, the RWQCB has determined that the Dry Creek WWTP can treat the foregoing volume of wastewater without exceeding the NPDES discharge requirements. Considering that the Dry Creek WWTP has adequate capacity to serve the ADWF and the PWWF of the proposed project, in addition to the provider's existing commitments, the proposed project would not result in the Dry Creek WWTP exceeding permitted capacity or the RWQCB's treatment requirements.

<sup>40</sup> City of Roseville. *City of Roseville General Plan 2035*. August 17, 2016.



Based on the above, the proposed project would not require upsizing or other improvements to existing wastewater conveyance infrastructure downstream of the proposed project. In addition, with annexation of the project site into CSA 28, Zone 173, and payment of applicable sewer connection fees and monthly sewer service fees, the project would help to provide for ongoing maintenance of such infrastructure. Thus, adequate wastewater conveyance capacity would be available to serve the project's anticipated demand in addition to existing commitments. Furthermore, the proposed project would not require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects, or result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate wastewater treatment capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, a **less-than-significant** impact would occur.

Mitigation Measure(s)  
*None required.*

**15-4 Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or conflict with federal, State, and local management and reduction statutes and regulations related to solid waste. Based on the analysis below, the impact is *less than significant*.**

Most solid waste collected in unincorporated Placer County is delivered to the WPWMA MRF where waste is processed, recyclables are recovered, and residuals are disposed. The proposed project would generate solid waste associated with construction activities as well as from future residents of the proposed developments. Construction debris would be disposed of in accordance with applicable federal, State, and local regulations and standards. Solid waste collection services would be provided by Recology Auburn Placer and the WRSL and MRF.

As described above, the 320-acre WRSL has a remaining capacity of 24,468,271 cubic yards,<sup>41</sup> a maximum daily throughput of 1,900 tons, and a permitted lifespan extending to 2058.<sup>42</sup> The MRF has a permitted processing limit of 2,200 tons per day and 1,014 vehicles per day. The average weekday tonnage received at the MRF for 2016/2017 was 1,191 tons, which is 1,009 tons per day less than the permitted amount.<sup>43</sup> Considering the remaining daily capacity at the MRF is 1,009 tons, the MRF has a remaining annual capacity of at least 368,285 tons.

---

<sup>41</sup> Western Placer Waste Management Authority. *Comment Letter: Lincoln Meadows Draft Environmental Impact Report*. December 11, 2017.

<sup>42</sup> Western Placer Waste Management Authority. *About WPWMA*. Available at: <http://www.wpwma.com/about-wpwma/>. Accessed June 2019.

<sup>43</sup> Placer County Department of Facility Services, Environmental Engineering Division (Solid Waste). *EIR Guidance Document*. July 2014.



Per the U.S. EPA's report, *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*, residential construction activities generate an average of 4.39 lbs/sf of waste.<sup>44</sup> The proposed project would include construction of 119 residential units; however, the total building square footage of the future units is currently unknown. Therefore, for analysis purposes, each unit was conservatively estimated to include 2,500 sf of building space. Assuming a buildout of 119 units with 2,500 sf of building space, the proposed project would result in a total buildout square footage of 297,500 sf, construction of which would produce 1,306,025 lbs (653 tons) of construction waste (4.39 lbs/sf X 297,500 sf). In addition, off-site utility improvements associated with the project would generate approximately 286.7 cubic yards of asphalt waste (approximately 198 tons).

The construction waste estimate presented above represents a conservative analysis of the maximum potential waste production from the construction and demolition process. The CALGreen Code requires at least 65 percent diversion of construction waste for projects permitted after January 1, 2017. As such, a minimum of 553 tons of waste would be diverted away from landfill disposal during construction. Considering the applicable CALGreen Code requirements, buildout of the proposed project would be anticipated to produce 298 tons of waste. Construction waste generation represents a short-term increase in waste generation. The WRSL is permitted to accept 693,500 tons per year. Therefore, construction waste associated with the proposed project would represent approximately 0.04 percent of the WRSL's total annual permitted capacity. A contribution of a maximum of 0.04 percent of the WRSL's total annual permitted capacity would not be considered a substantial amount of waste, and the WRSL has adequate capacity to accept such waste.

During operation of the project, the future residents would produce solid waste that would be collected by the Recology and transferred to the WRSL. Operational solid waste generation from the proposed project has been estimated based on an average waste generation rate for single-family residential development of 10.2 pounds per unit per day.<sup>45</sup> As such, the proposed 119 single-family units would produce approximately 1,213.8 pounds of waste per day, or approximately 0.18 percent of the WRSL's daily permitted capacity. A total of 1,213.8 pounds of waste per day would equate to approximately 221.5 tons per year, or 0.03 percent of the WRSL's annual permitted capacity. Therefore, the project would not be considered to contribute significant amounts of waste to the WRSL, and the WRSL has sufficient capacity to handle the increase in waste anticipated to be generated by implementation of the proposed project.

As discussed previously, the proposed project could potentially include the construction of up to 12 additional on-site ADUs in order to meet the County's affordable housing requirements, resulting in a total of 131 units. However, each ADU would be substantially smaller than the primary residence on the lot; thus, construction waste associated with the 12 additional units would be relatively minor. In addition, each unit would house a fewer number of residents relative to standard market-rate single-family units, thereby resulting in reduced operational solid waste generation. Therefore, in the event that an additional

---

<sup>44</sup> U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. 2009.

<sup>45</sup> California Department of Resources Recycling and Recovery. *Estimated Solid Waste Generation Rates*. Available at: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Accessed June 2019.



12 ADUs are constructed as part of the project, the conclusions presented herein related to solid waste would not change.

Based on the above, construction and operation of the proposed project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. In addition, the project would not conflict with applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, a **less-than-significant** impact would occur.

Mitigation Measure(s)

*None required.*

**Cumulative Impacts and Mitigation Measures**

As defined in Section 15355 of the CEQA Guidelines, “cumulative impacts” refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

For further detail related to the cumulative setting of the proposed project, refer to Chapter 17, Statutorily Required Sections of this EIR.

**15-5 Increase in demand for utilities and service systems associated with the proposed project, in combination with future buildout in the DCWPCP area. Based on the analysis below and with implementation of mitigation, the project’s incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.**

Water Supply

CAL-AM anticipates that cumulative development within CAL-AM’s West Placer Service Area, which encompasses the DCWPCP area, including the project site, would result in increased water demand from the West Placer Service Area, as shown in Table 15-2 above. As shown in the table, demand in the West Placer Service Area is anticipated to change from 753 afy to 2,559 afy between 2015 and 2020, resulting in an increase of 1,806 afy. By the year 2035, cumulative demand is anticipated to increase to 6,819 afy. Table 15-2 demonstrates that the anticipated growth in demand could be accommodated by available supplies, with an annual surplus of at least 97 afy in 2020. By the year 2035, the surplus is anticipated to increase to approximately 259 afy.<sup>46</sup> As discussed previously, because CAL-AM anticipates supply surpluses for the West Placer Service area of at least 97 afy, the proposed project’s anticipated demand increase of an estimated 42.02 afy could be accommodated by CAL-AM supplies.

<sup>46</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan*. June 30, 2016.



It should be noted that cumulative development within the West Placer Service Area may include future projects that were not previously accounted for within the CAL-AM 2015 UWMP, thereby resulting in exceedances of the anticipated water surpluses for the planning area. However, as discussed previously, CAL-AM expects that the contract between CAL-AM and PCWA will be renegotiated if CAL-AM requires additional water.<sup>47</sup> Per the PCWA 2015 UWMP, PCWA anticipated surpluses of at least 18,740 afy through the year 2045 for average year conditions.<sup>48</sup> Therefore, adequate water supplies exist to accommodate cumulative growth of the West Placer Service Area, including growth within the DCWPCP and increased demand due to operation of the proposed project.

### Wastewater Conveyance and Treatment

As noted previously, as part of the technical memorandum prepared for the proposed project by Woodward & Curran, the City of Roseville's 2017 Sewer Model Update was used to estimate flows associated with the proposed project and other cumulative development within the project sewer shed. Vacant parcels within the northeastern portion of the project sewer shed were assumed to develop at the maximum allowable density per the DCWPCP, resulting in up to 325 total dwelling units, including buildout of the project site. Based on a flow factor of 190 gpd/EDU, such cumulative development within the project sewer shed would result in an estimated ADWF of approximately 61,750 gpd, including 23,560 gpd from the proposed project and 38,190 from the remainder of the northeastern portion of the sewer shed. Based on the results of the analysis, Woodward & Curran determined that buildout of the project and other cumulative development, in addition to demands associated with existing development, would result in a minimum d/D of 0.58 for the downstream sewer collection system.

As noted previously, the City of Roseville design standard for pipes 15 inches in diameter or greater is that the maximum d/D must be 1.0 or less. All sewer pipe segments downstream of the modeled connection point (SMH B03-007) are 15 inches or larger. Given that the project, combined with cumulative development within the sewer shed, would result in a d/D of 0.58, conflicts with the City's design criteria would not occur. Therefore, per the technical memorandum, wastewater flows associated with the proposed project and other cumulative development would not create any capacity issues within the downstream wastewater conveyance system, and upsizing of existing sewer lines would not be required. It should be noted that because substantial surplus capacity is available within the downstream conveyance infrastructure, additional wastewater generation associated with the potential inclusion of an additional 12 on-site ADUs would not alter the conclusions presented above.<sup>49</sup>

Wastewater from the project site and other cumulative development within the project area would be treated at the Dry Creek WWTP. As discussed previously, the WWTP's permitted average dry weather capacity of 18 million gallons per day (mgd) would not be sufficient to accommodate the wastewater anticipated to be generated due to buildout of the WWTP service area, which is estimated to reach approximately 21 mgd. Thus,

<sup>47</sup> California American Water Company, Northern Division – Sacramento District. *2015 Urban Water Management Plan* [pg. 6-4]. June 30, 2016.

<sup>48</sup> Placer County Water Agency. *2015 Urban Water Management Plan* [Table 7-1]. June 2, 2016.

<sup>49</sup> As noted above, the Woodward & Curran sewer report actually evaluated 124 single-family units for the project site; thus, the net increase attributable to the potential ADUs is even less than that which could be expected to be generated by 12 ADUs.



improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area, and the combined impact of cumulative development within the service area would be significant.

Utility providers employ various programs and mechanisms to support provision of services to new development; for example, Placer County has adopted development fees consistent with State law to facilitate the provision of public services for projects consistent with the buildout of the General Plan, and various utility providers charge connection fees and recoup costs of new infrastructure, including wastewater treatment infrastructure, through standard billings for services.

As noted under Impact 15-3 above, therefore, the Dry Creek WWTP currently has adequate capacity to serve the project's anticipated demand in addition to the WWTP's existing commitments. In addition, the proposed project would be subject to payment of the County's sewer connection fees. The County's sewer connection fees are currently approximately \$9,322 per EDU, a portion of which would be distributed to the City of Roseville for ongoing and future upgrades to the Dry Creek WWTP. Payment of sewer connection fees would allow for capacity expansion of the Dry Creek WWTP as necessary to serve cumulative buildout of the WWTP's service area, including the project site. According to CEQA Section 15130(a)(3), paying a "fair share fee" is permissible as effective mitigation for cumulative impacts if the fees are part of a reasonable plan of actual mitigation that the relevant agency commits itself to implementing. Therefore, the proposed project's contribution to the significant cumulative impact related to wastewater treatment facilities would be less than cumulatively considerable.

#### Electricity, Natural Gas, and Telecommunications Facilities

Environmental effects associated with the construction of new or expanded electricity, natural gas, and telecommunications facilities would primarily be project-specific, rather than cumulative. As noted under Impact 15-3 above, while the project would include new connections to existing electrical, natural gas, and telecommunications infrastructure located in the project vicinity, substantial extension of existing off-site infrastructure would not be required. Therefore, the proposed project would result in a less-than-significant cumulative impact related to construction of new or expanded electricity, natural gas, and telecommunications facilities.

#### Solid Waste

As noted previously, solid waste collection services for the proposed project would be provided by Recology Auburn Placer, as well as the WRSL and MRF. With the current space available and the recovery efforts by the MRF, the WRSL is anticipated to operate through 2058.<sup>50</sup> Development of the project site with residential uses was anticipated by the DCWPCP.

Although the proposed project includes redesignation and rezoning of the project site, the project would not be anticipated to result in significantly more intense waste generation than was previously anticipated for the project site in the DCWPCP and, thus, regional solid waste planning efforts. As such, the incremental increase in demand for solid waste collection and disposal services that would result from implementation of the proposed

---

<sup>50</sup> Western Placer Waste Management Authority. *About WPWMA*. Available at <http://www.wpwma.com/about-wpwma/>. Accessed June 2019.



project has generally been anticipated by regional solid waste providers, the DCWPCP, and the Placer County General Plan. Therefore, the proposed project's incremental contribution to the cumulatively considerable impact to solid waste would be considered less than cumulatively considerable.

### Conclusion

Based on the above, adequate water supplies exist to accommodate cumulative growth of the West Placer Service Area, including growth within the DCWPCP and increased demand due to operation of the proposed project. In addition, the project would not be anticipated to result in significantly more intense waste generation than was previously anticipated for the project site in the DCWPCP. The project would not result in any significant cumulative impacts related to electrical, natural gas, and telecommunications infrastructure.

Given that improvements to the Dry Creek WWTP are likely to be needed prior to buildout of the Dry Creek WWTP's service area, the combined impact of cumulative development related to wastewater treatment would be significant. However, the proposed project would be subject to applicable utility fees used to fund upgrades to the Dry Creek WWTP and would not result in substantially increased demand for wastewater treatment services relative to buildout of the project site per the current DCWPCP land use designations. Thus, the project's impact would be minimized to the maximum extent feasible such that the project's incremental contribution to the significant cumulative impact would be ***less than cumulatively considerable***.

### Mitigation Measure(s)

*None required.*

