4.14 Utilities and Service Systems

This section evaluates the potential for impacts on utilities and service systems resulting from implementation of The Cubes at Placentia Industrial Project (Proposed Project or Project) and evaluates existing and planned water (domestic), sewer, drainage/stormwater, and dry utility infrastructure that would serve the Proposed Project. Information presented in this section is primarily based on the following document:

- The Cubes at Placentia Preliminary Drainage Study (Hydrology and Hydraulics) for Lake Creek-Placentia (Preliminary Engineering), SDH & Associates Incorporated, September 2023 (Appendix I of this Environmental Impact Report [EIR])

There was one Notice of Preparation comment received regarding utilities and service systems. The Eastern Municipal Water District requested that consultation with their Development Services Department occur to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report, to detail all pertinent facilities necessary to serve such implementing development projects. The proper steps in the Design Conditions process should be followed with dialogue starting at an early stage.

At the Draft EIR public scoping meeting on December 19, 2023, comments regarding sewer concerns were raised by multiple residents. The comments were not specific to the Proposed Project. Members of the public voiced that the City of Perris (City) has allegedly promised connection to the sewer many times, but they are still on septic. A comment from the Eastern Municipal Water District (EMWD) was also submitted requesting consultation with EMWD's Development Services Department.

4.14.1 Environmental Setting

4.14.1.1 Regulatory Setting

This section describes the federal, state, and local regulatory framework adopted to address utilities and service systems.

Federal

The Clean Water Act

The Clean Water Act establishes regulations to control the discharge of pollutants into the waters of the United States and regulates water quality standards for surface waters (U.S. Code, Title 33, Section 1251 et seq.). Under the act, the U.S. Environment Protection Agency is authorized to set wastewater standards and runs the National Pollutant Discharge Elimination System (NPDES) permit program. Under the NPDES program, permits are required for all new developments that discharge directly into waters of the United States. The federal Clean Water Act requires wastewater

treatment of all effluent before it is discharged into surface waters. NPDES permits for such discharges in the project region are issued by the Santa Ana Regional Water Quality Control Board.

State

California Water Code

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

Water Conservation in Landscaping Act

The Water Conservation in Landscaping Act was established to ensure adequate water supplies are available for future uses. To promote the conservation and efficient use of water, the Act requires local agencies to adopt a water-efficient landscape ordinance. The City of Perris implements the model ordinance adopted by the state through regulations contained in Section 19.70, Landscaping, of the Perris Municipal Code.

Urban Water Management Planning Act

The Urban Water Management Planning Act (California Water Code, Section 10610 et. seq.) was enacted in 1983 and applies to municipal water suppliers, such as the EMWD, that serve more than 3,000 customers or provide more than 3,000 acre-feet per year (AFY) of water. The Urban Water Management Plan Act requires these suppliers to prepare and update their Urban Water Management Plan every 5 years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, single-dry, and multiple-dry years.

The EMWD's 2020 Urban Water Management Plan and the Metropolitan Water District of Southern California's (MWD's) Urban Water Management Plan, all prepared pursuant to California Water Code Division 6, Part 2.55, Section 10608 (Sustainable Water Use and Demand Reduction) and California Water Code Division 6, Part 2.6, Sections 10608–10656 (Urban Water Management Planning), describe future water demands and future availability of the water supply sources used by the EMWD and other retail water agencies operating within the San Jacinto Groundwater Basin.

Senate Bill 610

The California Water Code, Sections 10910 through 10915, were amended by the enactment of Senate Bill (SB) 610 in 2002. SB 610 requires an assessment of if available water supplies are sufficient to serve the demand generated by a proposed project, as well as the reasonably foreseeable cumulative demand in the region over the next 20 years under average normal year, single-dry year, and multiple-dry year conditions. Under SB 610, a water supply assessment must be prepared in conjunction with the land use approval process associated with a project and is

required for any "project" that is subject to the California Environmental Quality Act (CEQA) and meets certain criteria relative to size. Relevant to the Project, this includes the construction of a concrete tilt-up warehouse building. It would encompass 573,265 square feet and include a 5,000 square foot mezzanine, for a total building area of 578,265 square feet.

California Integrated Waste Management Act (AB 939)

The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), created the Board now known as California Department of Resources Recycling and Recovery (CalRecycle) and accomplished the following: (1) it required each jurisdiction in the state to submit detailed solid waste planning documents for CalRecycle approval; (2) it set diversion requirements of 25 percent in 1995 and 50 percent in 2000; (3) it established a comprehensive statewide system of permitting, inspections, enforcement, and maintenance for solid waste facilities; and (4) it authorized local jurisdictions to impose fees based on the types or amounts of solid waste generated. Jurisdictions select and implement the combination of waste prevention, reuse, recycling, and composting programs that best meet the needs of their community while achieving the diversion requirements.

Solid Waste Disposal Measurement Act of 2008

The purpose of the Solid Waste Disposal Measurement Act of 2008 (SB 1016) is to make the process of goal measurement (as established by AB 939) simpler, timelier, and more accurate. SB 1016 builds on AB 939 compliance requirements by implementing a simplified measure of jurisdictions' performance. SB 1016 accomplishes this by changing to a disposal-based indicator—the per capita disposal rate—which uses only two factors: (1) a jurisdiction's population (or in some cases employment) and (2) its disposal, as reported by disposal facilities. Each year CalRecycle calculates each jurisdiction's per capita (per resident or per employee) disposal rates. If business is the dominant source of a jurisdiction's waste generation, CalRecycle may use the per employee disposal rate. Each year's disposal rate would be compared to that jurisdiction's 50 percent per capita disposal target. As such, jurisdictions will not be compared to other jurisdictions or the statewide average, but they will only be compared to their own 50 percent per capita disposal target. Among other benefits, per capita disposal is an indicator that allows for jurisdiction growth because, as residents or employees increase, report-year disposal tons can increase and still be consistent with the 50 percent per capita disposal target. A comparison of the reported annual per capita disposal rate to the 50 percent per capita disposal target would be useful for indicating progress or other changes over time.

Waste Reuse and Recycling Act (AB 1327)

The Waste Reuse and Recycling Act required the California Integrated Waste Management Board to approve a model ordinance for adoption by any local government for the transfer, receipt, storage, and loading of recyclable materials in development projects by March 1, 1993. The Waste

Reuse and Recycling Act also required local agencies to adopt a local ordinance by September 1, 1993, or allow the model ordinance to take effect. The Waste Reuse and Recycling Act requires all development projects that are commercial, industrial, institutional, or marina in nature and where solid waste is collected and loaded, to provide an adequate area for collecting and loading recyclable materials over the lifetime of the project. The area is required to be provided before building permits are issued.

Assembly Bill 341

AB 341 (Chapter 476, Statutes of 2011) directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB 341 was designed to help meet California's recycling goal of 75 percent by the year 2020. AB 341 requires all commercial businesses and public entities that generate 4 cubic yards or more of waste per week to have a recycling program in place. In addition, multi-family apartments with five or more units are also required to form a recycling program.

Assembly Bill 1826

AB 1826 requires jurisdictions to implement an organic waste recycling program for businesses, including outreach, education, and monitoring of affected businesses. Additionally, each jurisdiction is to identify a multitude of information, including barriers to siting organic waste recycling facilities, as well as closed or abandoned sites that might be available for new organic waste recycling facilities. AB 1826 defines "organic waste" as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste. It also defines a "business" as a commercial or public entity, including, but not limited to, a firm, partnership, proprietorship, joint stock company, corporation, or association that is organized as a for-profit or nonprofit entity, or a multi-family residential dwelling consisting of five or more units. As of January 1, 2017, businesses that generate 4 cubic yards or more of organic waste per week are subject to this requirement. Commencing January 1, 2019, businesses that generate 4 cubic yards or more of commercial solid waste per week also are required to arrange for organic waste recycling services (CalRecycle 2019a).

Senate Bill 1383

SB 1383 (2016) requires a 50 percent reduction in disposal of organic waste from the 2014 level by 2020, and a 75 percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. Increasing food waste prevention, encouraging edible food rescue, and expanding the composting and in-vessel digestion of organic waste throughout the state will help reduce methane emissions from organic waste disposed in California's landfills. Additionally, compost has numerous benefits including water conservation, improved soil health, and carbon sequestration.

Local

City of Perris General Plan Policies

The City of Perris General Plan Conservation Element identifies goals and policies related to resource conservation. The goals and policies applicable to the Project and a discussion of the Project's consistency is provided in Table 4.10-3, City of Perris General Plan Consistency Analysis, in Section 4.10, Land Use and Planning, of this EIR.

Perris Municipal Code

Chapter 7.16, Rubbish Collection and Disposal, and Chapter 7.17, Specific Regulations for Organic Waste Disposal Reduction, Recycling, and Solid Waste Collection, of the Perris Municipal Code outline requirements for the collection, disposal, and recycling of various types of solid waste in compliance with applicable state regulations. These regulations apply to commercial and industrial uses in the City of Perris, including those identified above. Section 7.17.110 of the Perris Municipal Code requires compliance with the California Green Buildings Standards (CALGreen) Code recycling and diversion requirements during construction.

Chapter 15, Water and Sewage, of the Perris Municipal Code sets forth regulations for the use of water, sewage disposal, use of and connection to the public sewage system, and stormwater and runoff management and discharge control. The code enables the City to comply with all applicable state and federal laws, including the Clean Water Act.

Chapter 19.70, Landscaping, of the City's Municipal Code: (1) promotes the values and benefits of landscapes while recognizing the need to use water as efficiently as possible; (2) establishes criteria for designing, installing, and maintaining water-efficient landscapes in new projects; and (3) establishes landscape design criteria for development projects.

4.14.1.2 Existing Conditions

Domestic Water, Wastewater, and Recycled Water

Domestic Water

Under existing conditions, the Project Site is undeveloped and does not support any uses or activities that generate a demand for water. Water service to the Project Site vicinity is provided by the EMWD. The EMWD's water system includes 2,421 miles of transmission and distribution water mains, 4 operating regional water reclamation facilities, and 2 water filtration facilities. The EMWD serves a population of approximately 900,000 people (EMWD 2021).

Wastewater

The EMWD is responsible for all wastewater collection and treatment in its service area and would provide sanitary sewer service to the Project. There are 4 operating regional water reclamation

facilities. The Proposed Project's sanitary sewer discharge would be collected by the EMWD, which operates a treatment plant approximately 2 miles southeast of the Project Site.

Wastewater generated within the City of Perris is treated at the Perris Valley Regional Water Reclamation Facility. Centrally located in the EMWD service area, the Perris Valley Regional Water Reclamation Facility is the largest of four operating plants, which receives 128 million gallons per day of sewage combined. The plant produces tertiary-treated water and can store more than 2 billion gallons of recycled water for use by surrounding agricultural, sports fields, parks, and landscape customers. The facility is located on approximately 300 acres just west of I-215 and south of Case Road.

Recycled Water

Recycled water is used extensively in the EMWD's service area in place of potable water. This offset to municipal demand comes from recycled water used to irrigate landscape and for industrial purposes. The majority of the EMWD's agricultural customers also use recycled water, in some cases, in lieu of groundwater production.

The EMWD has a strategic priority of putting 100 percent of its recycled water effluent to beneficial use. The EMWD is generally able to fully use its recycled water, although this can sometimes be limited by the availability of seasonal storage during periods of low recycled water demand and on occasion, may result in discharge.

Recycled water supplies are projected to increase in the future as the EMWD's service area population continues to grow, however, the EMWD anticipates that it will be able to continue maximizing the use of recycled water through initiatives such as the planned recharge of recycled water for indirect potable reuse, a mandatory use policy with a defined Required Reuse Area, along with programs retrofitting existing landscape customers that are currently served potable water.

Water Supply and Demand

The EMWD 2020 Urban Water Management Plan provides information on the EMWD's projected water supplies and demands in five-year increments through the year 2045. The 2020 Urban Water Management Plan shows that the majority of the EMWD's existing and future planned water demand would be met through imported water delivered by the MWD and recycled water. Demand for the EMWD shown in the 2020 Urban Water Management Plan is projected across the District as a whole and is not project or location specific. The 2020 Urban Water Management Plan relies heavily on information and assurances contained within the MWD's 2020 Urban Water Management Plan when determining supply reliability. The EMWD projects future water demand by tracking proposed new development and land use changes in its service area.

Consistent with the significant percentage of undeveloped land within the EMWD's service area, growth is anticipated to continue throughout the 2020 Urban Water Management Plan's 25-year planning horizon; approximately 40 percent of the EMWD's service area is built out. The EMWD has four sources of water supply, including imported water purchased from the MWD, local potable groundwater, local desalinated groundwater, and recycled water. In 2020, the EMWD's water supply portfolio averaged approximately 52 percent imported water, 10 percent groundwater, 6 percent desalinated groundwater, and 32 percent recycled water, as further discussed below. As future development increases the water demands within the EMWD's service area, it is anticipated that the majority of the new demands would be met through additional imported water from the MWD. Imported supply sources would be supplemented by local supply projects increasing the desalination of brackish groundwater and the expanded use of recycled water. The EMWD also plans to continue its efforts to enhance water use efficiency within its service area.

Imported Water

The EMWD is a member agency of the MWD and relies on the MWD to provide the majority of its potable water supply and a small percent of its non-potable water supply. The northern portion of the EMWD's service area is supplied by the MWD's Mills Water Filtration Plant, while the southeastern portion of the EMWD's service area is supplied by the MWD's Skinner Water Filtration Plant. Untreated water from the MWD is treated at the EMWD's Perris and Hemet Water Filtration Plants, and is also delivered directly to a number of agricultural and wholesale customers.

The EMWD's water supply reliability is primarily established through the MWD, of which the EMWD is a member agency. As documented in the 2020 MWD Urban Water Management Plan, the reliability of water delivery through the State Water Project and the Colorado River Aqueduct was assessed by the MWD. The MWD determined that its water sources will continue to provide a reliable supply to its member agencies during normal, single-dry, and multiple-dry years during the Urban Water Management Plan planning horizon year (2045).

Groundwater

EMWD groundwater supplies are provided from the San Jacinto Groundwater Basin and are managed under two groundwater management plans. The Hemet/San Jacinto Groundwater Management Plan covers the Hemet South, Canyon, San Jacinto Upper Pressure, and Hemet North portion of the Lakeview/Hemet North Groundwater Management Zones. The West San Jacinto Groundwater Basin Management Plan covers the Perris North, Perris South, San Jacinto Lower Pressure, Menifee, and the Lakeview portion of the Lakeview/Hemet North Management Zones. Protecting the groundwater supply available to the EMWD is an important part of the EMWD's planning efforts. The EMWD is actively working with other agencies and groups to ensure that

groundwater will continue to serve as a reliable water resource in the future. This effort includes the replacement of groundwater extracted beyond a given basin's safe yield. The EMWD extracts groundwater within its service area under the Hemet/San Jacinto and West San Jacinto Groundwater Basin Management Plans. Under the Hemet/San Jacinto Groundwater Management Plan, imported water would be recharged in the Hemet/San Jacinto area to support groundwater extractions, while pumping in the West San Jacinto Groundwater Basin area will remain relatively constant. The groundwater produced by the EMWD is allocated toward meeting existing demands. Although the planned expansion of the EMWD's desalination facilities will provide an additional supply of water, the amount will not be sufficient to accommodate the proposed growth within the District's service area. The majority of the increased water demand associated with future growth would be met by increasing the use of imported water from the MWD.

Stormwater Conveyance Facilities

The Project Site is vacant and undeveloped land with native vegetation. In the existing condition, the site consists of open, undeveloped space, drainage generally from northwest to southeast. Runoff from the Project generally drains in a southeasterly direction in a sheet flow manner toward Murrieta Avenue (to be vacated) and a vacant parcel (APN 300-170-001). Runoff continues to drain in an easterly direction and eventually discharge into the existing Perris Valley Storm Drain (PVSD) Channel (flood control channel). There is an off-site run-on location near the northwesterly corner of the site where off-site flow is entering to the project via an existing mid-block cross-gutter at the low point along Wilson Avenue. In general, the flow from the site is conveyed through the site in a southeasterly direction toward the PVSD Channel. From the discharge location into the Perris Valley Channel, runoff drains in a southerly direction and eventually discharges into San Jacinto River, Canyon Lake, and then to Lake Elsinore.

The water courses around the Project Site have been identified by the Federal Emergency Management Agency (FEMA) as Zone X and Zone AE. The Project Site is shown on the FEMA Flood Insurance Rate Map number 06065C1430H, effective August 18, 2014. The majority of the Project Site is situated within Zone X; however, a small portion of the Project Site is within the FEMA Zone AE flood fringe (but outside the floodway).

Dry Utilities

Southern California Edison supplies electric power to the vicinity of the Project Site and Charter Communications supplies communications and data. There are existing power poles along the Project Site perimeter that would be protected in place or relocated as part of the Project. Additionally, the Project Site is located in the natural gas service area of SoCalGas, which maintains local underground service lines in the City of Perris. Existing gas lines adjacent to the Project Site are located within adjacent roadways.

Solid Waste Collection and Disposal

Trash, recycling, and green waste service in the City of Perris is provided by CR&R Environmental Services. In addition to normal trash collection, the County of Riverside also sponsors several hazardous waste collection events throughout the year. Waste is transported to the Perris Transfer Station and Materials Recovery Facility located at 1706 Goetz Road, approximately 4.6 miles southwest of the Project Site. At this facility, recyclable materials are separated from solid wastes. Recyclable materials are sold in bulk and transported for processing and transformation for other uses. Solid waste produced from this facility is transported to either the Badlands Landfill or El Sobrante Landfill.

The Project Site is located approximately 10.4 miles northeast of the Badlands Landfill located at 31125 Ironwood Avenue in the City of Moreno Valley. The landfill is a regional municipal solid waste landfill that is owned and operated by Riverside County. The Badlands Landfill has a total capacity of approximately 82,300,000 cubic yards, is permitted to accept a maximum of 5,000 tons per day, and, as of January 2019, has a remaining capacity of 7,800,000 cubic yards. As of June 2022, the permitted maximum tonnage is 5,000 tons per day. The landfill is expected to close in July 2059 (CalRecycle 2022).

The Project Site is located approximately 15 miles northeast of the El Sobrante Landfill located at 10910 Dawson Canyon Road in the City of Corona. The landfill is a regional municipal solid waste landfill that is owned and operated by USA Waste Services of California, Inc. The El Sobrante Landfill has a total capacity of 209,910,000 cubic yards, is permitted to accept 16,054 tons per day, and, as of April 2018, has a remaining capacity of 143,977,170 cubic yards. As of February 2020, the El Sobrante Landfill has a maximum permitted tonnage of 16,054 tons per day. The landfill is expected to close in January of 2051 (CalRecycle 2022).

4.14.2 Thresholds of Significance

According to Appendix G of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines), the Proposed Project would have a significant impact on utilities and service systems if it would:

- **Threshold 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.
- **Threshold 2:** Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple-dry years.
- **Threshold 3:** 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 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.
- **Threshold 5:** Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

4.14.3 Regulatory Requirements

Section 4.11 of the Perris Valley Commerce Center Specific Plan (PVCCSP) EIR provides a complete discussion of the regulatory framework for the analysis of utilities and service systems impacts; regulations particularly relevant to the Project are presented above, in Regulatory Setting.

Certain regulations have been addressed in other sections of this EIR: the Clean Water Act and Perris Valley Master Drainage Plan are addressed in Section 4.9, Hydrology and Water Quality, and the California Green Building Standards Code (CALGreen, Part 11 of Title 24, California Code of Regulations) is discussed in Section 4.7, Greenhouse Gas Emissions.

RR USS-1 **Sewer Connection Fees.** Prior to the issuance of a certificate of occupancy, the Project Owner/Developer shall pay the applicable sewer connection fees to EMWD.

RR USS-2 **EMWD Water Efficient Guidelines.** The Project will be required to comply with shall be required to comply with the EMWD Water Efficient Guidelines for New Development which are in effect at the time of building permit issuance.

RR USS-3 **Water Connection Fees.** Prior to the issuance of a certificate of occupancy, the Project Proponent shall pay the applicable water connection fees to EMWD.

RR USS-4 **Solid Waste.** The Project Proponent shall comply with the requirements of AB 939 (California Integrated Waste Management Act of 1989), which requires waste diversion mandates. During construction and operation, the applicant shall achieve diversion of 50 percent of all solid waste through source reduction, recycling, and composting activities.

RR HYD-1 Prior to grading plan approval and the issuance of a grading permit, the Project Owner/Developer shall provide evidence to the City that a Notice of Intent has been filed with the Regional Water Quality Control Board for coverage under the state National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities.

RR HYD-2 Prior to grading plan approval and the first issuance of a grading permit by the City, the Project Owner/Developer shall submit to the City of Perris a Storm Water Pollution

Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion-control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. Additionally, the SWPPP shall identify structural and non-structural Best Management Practices (BMPs) to control sediment and nonvisible discharges from the site. BMPs to be implemented in the SWPPP may include (but shall not be limited to) the following:

- Sediment discharges from the site may be controlled by the following: sandbags; silt fences; straw wattles and temporary debris basins (if deemed necessary); and other discharge control devices. The construction and condition of the BMPs will be periodically inspected during construction, and repairs will be made when necessary as required by the SWPPP.
- No materials of any kind shall be placed in drainage ways.
- Materials that could contribute nonvisible pollutants to stormwater must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected per Regional Water Board standards to eliminate any discharge from the site. Stockpiles will be surrounding by silt fences.
- The SWPPP will include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion-control measures will be documented in the SWPPP and used if necessary.
- The SWPPP will be kept on site for the entire duration of project construction and will also be available to the local Regional Water Board for inspection at any time.

In the event that it is not feasible to implement the above BMPs, the City of Perris can make a determination that other BMPs will provide equivalent or superior treatment either on or off site.

RR HYD-3 Prior to issuance of grading permits, the Project Owner/Developer shall provide evidence to the City that the following provisions have been added to construction contracts for the Proposed Project:

- The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment-control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and submitted to the City for inspection. In addition, the Contractor will also be required to maintain an inspection log and have the log on site to be reviewed by the City of Perris and the representatives of the Regional Water Quality Control Board.

RR HYD-4 Prior to grading plan approval and issuance of a grading permit by the City, the Project Owner/Developer shall receive approval from the City of Perris for a Final Water Quality Management Plan (Final WQMP). The Final WQMP shall specifically identify pollution prevention, site design, source control, and treatment control BMPs that shall be used on site to control predictable pollutant runoff to reduce impacts to water quality to the maximum extent practicable. Source control BMPs to be implemented in the Final WQMP may include (but shall not be limited to) those listed in Table G.1, Permanent and Operational Source Control Measures, of the Preliminary WQMP included in Appendix H of the Draft EIR. Treatment control BMPs shall include on-site detention/sand filtration basins to treat the site's runoff; these facilities shall be maintained and inspected at least twice per year and prior to October 1. Additional BMPs will be documented in the WQMP and used if necessary. In the event that it is not feasible to implement the BMPs identified in the Final WQMP, the City of Perris can make a determination that other BMPs shall provide equivalent or superior treatment either on or off-site.

4.14.4 Environmental Impacts

The following sections address various potential impacts relating to utilities and service systems that could result from implementation of the Proposed Project.

Applicable PVCCSP Standards and Guidelines and Mitigation Measures

The PVCCSP includes Standards and Guidelines relevant to utilities and service systems. These Standards and Guidelines (summarized below) are incorporated as part of the Project and are assumed in the analysis presented in this section. The chapters/section numbers provided correspond to the PVCCSP chapters/sections. There are no mitigation measures for utilities and service systems included in the PVCCSP EIR.

4.0 On-Site Design Standards and Guidelines

4.2 On-Site Standards and Guidelines

4.2.1 General On-Site Project Development Standards and Guidelines

- Trash and Recyclable Materials
- Waste Hauling

4.2.7 Utilities

- Utility Connections and Meters
- Pad-Mounted Transformers and Meter Box Locations
- Electrical, Telephone, CATV and Similar Service Wires and Cables
- Electrical Transmission Lines

- All Equipment Shall be Internalized

5.0 Off-Site Design Standards and Guidelines

5.4 Off-Site Infrastructure Standards

5.4.1 Water Standards and Guidelines

- Design Standards
- Water Supply Assessment
- Plan of Service
- Fire Protection
- Irrigation Water Demand
- Conservation Measures
- Inspection

5.4.2 Sewer Standards and Guidelines

- Design Standards
- Plan of Service

5.4.4 Storm Drain Standards and Guidelines

- Riverside County Flood Control and Water Conservation District Standard
- Collect and Discharge Storm Water
- On-Site Retention

6.0 Landscape Standards and Guidelines

6.4 Irrigation and Water Conservation

- Compliance with City of Perris Municipal Zoning Code, Chapter 19.70.020, "Water Conservation Requirements for New or Rehabilitated Landscapes."

4.14.4.1 Threshold USS-1: New or Expanded Utilities Facilities

4.14.4.2 Threshold USS-3: Wastewater Treatment Capacity

Impact Analysis

The PVCCSP EIR concludes that development in the Perris Valley Commerce Center (PVCC) area would result in increased water demand and wastewater generation. PVCCSP EIR also concludes that development of the PVCCSP would result in increased impervious surface and stormwater flows in the Specific Plan area. However, implementation of project-specific water and wastewater facilities, storm drain facilities, adherence to standard EMWD and City conditions relative to the design and installation of new water and wastewater infrastructure, and connections to existing infrastructure would ensure that no significant impacts would occur.

Further, the PVCCSP EIR concludes that the Perris Valley Regional Water Reclamation Facility has sufficient capacity to treat the wastewater generated within the PVCC area and impacts would be less than significant.

Water and wastewater services would be provided to the Project Site by the EMWD. The Project Applicant has obtained a "will serve" letter from the EMWD, indicating they can provide service to the Proposed Project without impacting their infrastructure.

Domestic Water, Wastewater, and Recycled Water

Water demand associated with the Proposed Project would consist of interior plumbing devices (i.e., sinks, toilets, faucets), outdoor landscape irrigation, and various industrial process systems. Based on the water usage assumptions presented in Table 4.11-D, Perris Valley Commerce Center Project Water Usage, of the PVCCSP EIR, the Project is anticipated to have a water demand of approximately 20.4 AFY.[1] This represents approximately 0.8 percent of the projected water usage for the entire Specific Plan area, which is approximately 2,671.5 AFY (Webb 2011).

The development of the Project would require construction of new water distribution lines on the Project Site's development footprint. The final design and sizing of on-site facilities would accommodate the anticipated water demand (landscaping, potable, and fire flow) based on the proposed land use. The on-site utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. Installation of the proposed lateral connection has been included in the analyses of construction-related effects presented in this EIR.

Wastewater Service

Based on the wastewater generation factor of 1,700 gallons per day per acre (gpd/acre) for Light Industrial land use designations applied in the PVCCSP EIR (refer to Table 4.11-I, PVCC Projected Generation of Wastewater), the Project would generate approximately 46,325 gallons per day (approximately 0.05 million gallons per day); 27.25 net acres x 1,700 gpd/acre) of wastewater. As previously indicated, the on-site utility infrastructure would connect to existing utilities in the vicinity of the Project Site or new utility lines that would be installed within the public right-of-way adjacent to the Project Site. These on-site facilities would be sized to accommodate the wastewater generated by the Project. No new or expanded off-site sewer lines are required to serve the Project.

The EMWD owns and maintains the sanitary sewer system serving most of the City of Perris and its Sphere of Influence. The City of Perris Sewer District sewers discharge into EMWD trunk lines. EMWD trunk line sewers convey sewage from both EMWD and Perris Sewer District systems to the 300-acre Perris Valley Regional Water Reclamation Facility south of Case Road and west of the

[1] 27.25 acres x 0.75 AFY (water demand factor for commercial/industrial uses)

I-215 Freeway. Sewage is processed at the Perris Valley Regional Water Reclamation Facility into biosolids that may be used for soil enrichment, and into recycled water.

The Perris Valley Regional Water Reclamation Facility produces tertiary-treated water and can store more than 2 billion gallons of recycled water for use. The Perris Valley Regional Water Reclamation Facility has an ultimate capacity of 100 million gallons per day and has been designed to meet the current and future demands of the region, as well as help to meet increasing demand for recycled water.

According to the PVCCSP EIR, development under the PVCCSP is estimated to generate 5,316,295 gallons of wastewater per day with the projected wastewater for Light Industrial projected at 3,121,676 gallons per day. The Proposed Project is consistent with the existing land use and zoning designations for the Project Site and therefore, would be consistent with the wastewater generation estimate.

While project implementation would result in more wastewater generation than existing conditions, the Project would be consistent with the maximum build out considered by the PVCCSP EIR. Therefore, the treatment capacity of the Perris Valley Regional Water Reclamation Facility would not be exceeded as a result of the Proposed Project or the Proposed Project's contribution to existing treatment commitments.

Environmental impacts from the construction of new or expanded facilities would be avoided by utilization of existing facilities, which are currently below capacity and are not expected to exceed capacity due to the demand from projects that are within the maximum build out of the PVCCSP, including the Proposed Project which is consistent with the existing land use and zoning designations for the Project Site. The Project would not result in an exceedance of capacity at the Perris Valley Regional Water Reclamation Facility. A determination of excess treatment capacity at the Perris Valley Regional Water Reclamation Facility takes into account current uses within the City and within the treatment plant's service boundaries. Additionally, the Project Applicant has obtained a "will serve" letter from the EMWD which indicates there is sufficient wastewater capacity to serve the Proposed Project. Thus, the treatment capacity of the Perris Valley Regional Water Reclamation Facility would be sufficient and would not require relocation or construction of new or expanded wastewater facilities and there would be a less than significant impact.

Stormwater Conveyance Facilities

As further discussed in Section 4.9 of this EIR, the Project would increase the amount of impervious surface on the Project Site. Considering that the Project Site is relatively small (27.9 gross acres) in relation to the total size of the groundwater basin, increased impervious surface areas of approximately 23.4 acres would have negligible impact on opportunity to recharge under the existing conditions.

The Proposed Project is expected to increase the peak flow rate as a result of the proposed improvements. However, the planned frontage storm drain facility along Placentia Avenue from the PVSD Channel (downstream limit) up to the intersection of Wilson Avenue (upstream limit), would be designed at a minimum to convey the ultimate buildout runoff from the Proposed Project and tributary flow contributing to the westerly Wilson Avenue. Therefore, an on-site flood control detention (based on the increase runoff detention criteria) would not be required. Additionally, the Proposed Project is situated in the Riverside County Watershed Action Plan Hydrologic Condition of Concern Exemption area approved on April 20, 2017, and the Project is considered exempt from the hydrologic condition of concern requirements.

In addition, the Project would be designed so that runoff from the Project Site is directed to on-site treatment-control BMPs and flow volumes exiting the site would be less than or equal to pre-development conditions Accordingly, the Project would not contribute stormwater runoff to an existing stormwater drainage system that would exceed the system's available capacity.

The Proposed Project is within the PVCC area and the Perris Valley Master Drainage Plan area. The Project Site directly abuts the PVSD Channel along the eastern elevation. Existing stormwater runoff would discharge into directly into the PVSD Channel, eventually flowing in the San Jacinto River.

There is 0.65 acre of land reserved for the future expansion of the PVSD along the eastern elevation between the fence line around the proposed warehouse and the existing PVSD Channel. The Project Applicant also proposes to construct new curb and 6-inch gutters along Placentia Avenue to complement the existing gutters along Wilson Avenue (shown as Wilson Street on Parcel Map No. 6132). Additionally, the Project Applicant proposes to construct/install on-site catch basins (including landscape atrium drains), storm drain pipes, and BMPs, including a bioretention basin and proprietary modular wetland systems.

The Project's drainage characteristics would be similar to existing conditions. Runoff from the Project would be captured via proposed catch basins and conveyed via proposed storm drain pipes to the proposed on-site BMPs for stormwater quality management. Runoff from the BMPs would discharge into a proposed flood control facility along the Project's Placentia Avenue frontage to be constructed as part of the Project.

The Proposed Project would be required to construct a frontage flood control storm drain facility along Placentia Avenue (referred to as the MDP "Line H"), from the existing Perris Valley Storm Drain (PVSD) Channel (downstream limit) to the intersection of Wilson Avenue and Placentia Avenue (upstream limit). Based on the report titled, "Master Drainage Plan for Perris Valley Commerce Center Specific Plan" (May 2010), a 12-foot (w) x 10-foot (h) box culvert was previously proposed or the downstream segment of MDP Line H. However, due to the existing vertical constraint and relatively flat grades, the allowable facility depth would be approximately

7 feet while having a positive drainage to the existing PVSD Channel. In order to provide an equivalent hydraulic capacity or more, the proposed facility would need to be widened while maintaining the depth to be 7 feet or less. Based on a hydraulic calculation, dual 9-foot (w) x 7-foot (h) box culverts would be a comparable facility size, providing a slightly more hydraulic capacity. This frontage flood control storm drain facility is currently being coordinated for final design criteria. The preliminary design is to provide a 6-foot by 8-foot diameter reinforced concrete pipe. At a minimum, the frontage storm drain facility is expected to be designed to covey the ultimate buildout runoff from the Proposed Project and tributary flow contributing to the westerly Wilson Avenue.

Each element of the Project's proposed stormwater drainage system is designed to accommodate anticipated stormwater flows from the Project Site underdeveloped conditions. The Project would be required to obtain a Construction General Permit and implement a WQMP. Consistency with these policies is typically determined through the submittal of stormwater control plans and WQMP to the City prior to issuance of grading permits. With implementation of a stormwater control plan consistent with Regional Water Quality Control Board requirements and compliance with City policies pertaining to stormwater and drainage, the Project would have a less than significant impact.

Dry Utilities

Southern California Edison would supply electric power to the Project Site and Charter Communications would supply communications and data. The Project Applicant has obtained a "will serve" letter from Southern California Edison indicating it can serve the electrical needs of the Proposed Project without impacts to its systems. Additionally, the Project Site is located in the natural gas service area of SoCalGas, which maintains local underground service lines in the City of Perris. Existing gas lines adjacent to the Project Site are located within adjacent roadways. Therefore, the Proposed Project would not require or result in the relocation or construction of new or electric power, natural gas, or telecommunications facilities and there would be a less than significant impact.

Significance of Impact

Less Than Significant Impact.

4.14.4.3 Threshold USS-2: Water Supply Availability

Impact Analysis

The Project Site is located within the EMWD service area, which would supply water to the Project. Section 4.11, Utilities and Service Systems, of the PVCCSP EIR discusses the following related regulations applicable to the analysis of water supply: the Water Conservation in Landscaping Act (Sections 13550-13556 of the California Water Code), the Urban Water Management Plan Act, California Water Supply Laws (preparation of a Water Supply

Assessment), the Water Conservation Act, the Riverside County Water Efficient Landscape Requirements Ordinance, EMWD Policies, and City of Perris General Plan measures.

In compliance with Sections 10910–10915 of the California Water Code (commonly referred to as SB 610 according to the enacting legislation), a Water Supply Assessment was prepared for the PVCCSP to assess the impact of development allowed by the PVCCSP on existing and projected water supplies. The EMWD approved this Water Supply Assessment in July 2011 and determined that existing and planned EMWD water supplies are sufficient to meet projected demands (City of Perris 2013). Subsequently, the EMWD adopted its updated 2020 Urban Water Management Plan, which contains more accurate projections for water supply and ability to serve uses within its service area, including the PVCC area. The Project would be developed within the PVCC area and is consistent with the PVCCSP land use and growth assumptions assumed in the Water Supply Assessment prepared for the PVCCSP.

Based on the water usage assumptions presented in Table 4.11-D, Perris Valley Commerce Center Project Water Usage, of the PVCCSP EIR, the Project is anticipated to have a water demand of approximately 20.4 AFY. This represents approximately 0.8 percent of the projected water usage for the entire Specific Plan area, which is approximately 2,671.5 AFY (Webb 2011).

The EMWD adopted its 2020 Urban Water Management Plan, which details the reliability of the EMWD's current and future water supply. The EMWD has four sources of water supply: imported water from MWD, local groundwater, desalinated groundwater, and recycled water. The EMWD has several planned projects that will increase regional supply reliability by increasing local supplies and decreasing demands for imported water from the MWD including increasing local groundwater banking, expanding the desalter program with the Perris II Desalter, and full utilization of recycled water through implementation of the EMWD Integrated Resource Plan. Additionally, the EMWD aggressively promotes the efficient use of water through implementation of local ordinances, conservation programs, and an innovative tiered pricing structure (EMWD 2021).

As discussed in the EMWD's 2020 Urban Water Management Plan, adequate water supplies are projected to be available to meet the EMWD's estimated water demand until at least 2045 under normal, historic single-dry, and historic multiple-dry year conditions. The EMWD's future year water demand forecasts are based on Southern California Association of Governments' regional projections, which rely on the adopted land use designations contained within the general plans that cover the geographic areas within the EMWD's service area. Because the Project would be consistent with the PVCCSP's land use designation for the site, the water demand associated with the Project was considered in the demand anticipated by the 2020 Urban Water Management Plan and analyzed therein. As stated above, the EMWD expects to have adequate water supplies to meet all its demands until at least 2045; therefore, the EMWD has sufficient water supplies available to

serve the Project from existing entitlements/resources and no new or expanded entitlements are needed. Additionally, the Project Applicant has obtained a "will serve" letter from the EMWD which indicates there is sufficient water supplies to serve the Proposed Project. Accordingly, potential impacts would be less than significant and mitigation is not required.

Significance of Impact

Less Than Significant Impact.

4.14.4.4 Threshold USS-4: Solid Waste Generation

Impact Analysis

The PVCCSP EIR estimates that construction of future development under the PVCCSP would generate approximately 104,671.09 tons of solid waste over the 20-year construction period, which was determined to be approximately 0.10 percent of the combined annual capacity (i.e., yearly intake) of the Badlands and El Sobrante landfills (refer to Table 4.11-J, Estimated Construction-Related Solid Waste Generation and Contribution). The PVCCSP EIR concludes that, with the development of the PVCCSP, construction-related solid waste would not substantially contribute to exceeding the permitted capacity of these landfills. The PVCCSP EIR estimates that operation of future development under the PVCCSP would generate approximately 544,048.96 tons per year of solid waste, which was calculated to be approximately 10.65 percent of the combined annual capacity of the Badlands and El Sobrante landfills (refer to Table 4.11-K, Anticipated Solid Waste Generation and Contribution). The PVCCSP EIR concludes that, with the development under the PVCCSP, operational solid waste would not substantially contribute to exceeding the permitted capacity of the local infrastructure (Webb 2011).

Construction-Related Solid Waste

Construction of the Project would result in the generation of construction-related waste, primarily consisting of discarded materials and packaging. Based on the U.S. Environmental Protection Agency's new construction waste generation rate of 3.89 pounds per square foot for Light Industrial uses, as applied in the PVCCSP EIR, construction of the proposed 578,265 square feet concrete tilt-up warehouse building would generate approximately 1,124.7 tons of solid waste over the construction period, which represents approximately 1.6 percent of the estimated construction solid waste stream for the development of allowed Light Industrial uses within the PVCC area (70,009.81 tons) which was determined to be accommodated by the landfills serving the City (City of Perris 2009). The Project's building construction is anticipated to begin in spring 2025 and to be completed by summer 2026. With an estimated construction period of 16 months, this would correspond to an average of approximately 3.47 tons of construction waste generated per day from building construction activity. The Badlands Landfill, accepts a maximum of 5,000 tons per day, and the El Sobrante Landfill, is permitted to accept 16,054 tons per day. The Project's construction-

related solid waste represents approximately 0.07 percent of the Badlands Landfill maximum daily capacity and 0.02 percent of the El Sobrante Landfill maximum daily capacity.

However, based on more stringent requirements for waste reduction and diversion from landfills (65 percent per the Cal Green Code, as discussed under Threshold "e" below), it is anticipated the solid waste generated by the Project during construction that would be diverted to landfills would be reduced compared to the estimate in the PVCCSP EIR. Therefore, the disposal of construction-related solid waste associated with the Project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills, and the impact would be less than significant. Therefore, the Project would result in a less than significant impact related to exceeding landfill capacity during construction.

Operational Solid Waste

Based on the operational solid waste disposal factor of 0.0108 tons/square feet/year for Light Industrial uses identified in the PVCCSP EIR, the Project's industrial component would generate approximately 6,245.3 tons/year of solid waste requiring landfill disposal. The Project's components represent approximately 1.1 percent of the estimated annual operation solid waste stream for the development of allowed uses in the PVCC area (544,048.96 tons/year), which was determined to be accommodated by the landfills serving the City. Based on this amount of annual solid waste generation the Project would generate approximately 17.1 tons of solid waste per day, which represents less than 1 percent of the excess daily capacity for both the Badlands Landfill and El Sobrante Landfill.

However, based on more stringent requirements for waste reduction and diversion from landfills, it is anticipated the solid waste generated by the Project during operation that would be diverted to landfills would be further reduced. Therefore, the disposal of operational solid waste associated with the Project would not exceed the permitted capacity of the Badlands or El Sobrante Landfills, and the impact would be less than significant.

Significance of Impact

Less Than Significant Impact.

4.14.4.5 Threshold USS-5: Compliance with Solid Waste Regulations

Impact Analysis

The PVCCSP EIR Initial Study concluded that the PVCCSP would comply with mandatory federal, state, and local management and reduction statutes and regulations related to solid waste and no impacts would occur.

Solid waste generated by the Proposed Project would be disposed of at a variety of landfills and transfer stations in Riverside County. Disposal of solid waste would be required to comply with all federal state, and local statutes and regulations related to solid waste. This would include

providing receptacles for green waste, recyclables, and garbage. Therefore, potential impacts associated with compliance with solid waste statutes and regulations would be less than significant, and no mitigation would be required.

Significance of Impact

Less Than Significant Impact.

4.14.5 Cumulative Impacts

The following sections address various potential cumulative impacts relating to utilities and service systems that could result from implementation of the Proposed Project.

Consistent with the PVCCSP EIR, the geographic context for the Utilities and Service Systems cumulative impact analysis is the service area for the respective utility providers, or the service are for specific facilities (e.g., the Perris Valley Regional Water Reclamation Facility and landfills).

4.14.5.1 Cumulative Threshold USS-1: New or Expanded Utilities Facilities

4.14.5.2 Cumulative Threshold USS-3: Wastewater Treatment Capacity

The cumulative growth from the PVCCSP, including the Proposed Project, and other development in the City has been addressed by the City in the Perris General Plan EIR and by the EMWD in its Urban Water Management Plan process. The PVCCSP EIR determined that the physical environmental impacts associated with construction of new water and sewer facilities, as identified in the PVCCSP, which includes the Project, were less than significant. At such time that EMWD constructs its own expanded facilities, the EMWD will serve as its own lead agency under CEQA and will make their own CEQA determinations at the time they construct their planned facilities. As described in Section 4.11 of the PVCCSP EIR, there is adequate existing capacity to provide water and sewer service to the PVCCSP development.

As with the Proposed Project, individual cumulative development projects would require the construction of necessary infrastructure (water and wastewater lines, storm drain facilities, pump stations, dry utility infrastructure, and others) to serve the projects. However, the infrastructure needed for the Proposed Project would be limited to relatively small distribution and collection lines, which would occur within the Project's identified construction impact area. No new or expanded off-site infrastructure is required. The environmental impacts associated with the construction of these facilities have been addressed throughout this EIR and would be less than significant with mitigation. Therefore, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with construction of utility infrastructure, consistent with the conclusions of the PVCCSP EIR.

The Perris Valley Regional Water Reclamation Facility has an existing capacity of 22 million gallons per day and a proposed ultimate capacity of 100 million gallons per day, and is poised to meet current and future demands of the region (EMWD 2021b). As such, there is adequate existing and proposed capacity to provide wastewater treatment for the Proposed Project and cumulative development. Therefore, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with water treatment facilities, consistent with the conclusions of the PVCCSP EIR.

Cumulative development in the watershed would result in an increase in impervious surfaces in addition to changes in land use. Increased impervious surface areas would alter hydrologic conditions by increasing stormwater flows. As described in Section 4.11 of the PVCCSP EIR, with implementation of planned improvements included with the PVCCSP, there would be adequate existing capacity to accommodate stormwater runoff from the PVCCSP development. As with the Proposed Project, cumulative development projects that would result in increased stormwater runoff volumes would be required to address potential drainage system effects and to comply with existing regulations related to hydrology (as further described in Section 4.10 of this EIR) to ensure that project-specific storm drain facility improvements are provided to avoid adverse effects on the existing and planned regional stormwater drainage system.

Additionally, the utility providers for the Proposed Project, including, the EMWD, Southern California Edison, SoCalGas, and Charter Communications, have provided "will serve" letters indicating they can serve the Proposed Project without necessitating expansion of existing facilities.

The Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with storm drain facilities, consistent with the conclusions of the PVCCSP EIR.

4.14.5.3 Cumulative Threshold USS-2: Water Supply Availability

The Water Supply Assessment for the PVCCSP EIR analyzes the availability of the EMWD water supplies to serve its customers, with the addition of water demand from the Project. As discussed above, the Water Supply Assessment indicates that the EMWD would have adequate water supplies to meet the projected demands, which includes the Proposed Project, the demands are less than anticipated in the EMWD's 2020 Urban Water Management Plan for the Project Site. Additionally, the Project Applicant has obtained a "will serve" letter from EWMD indicating there is sufficient water to provide for the Proposed Project. Thus, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact associated with water supply, consistent with the conclusions of the PVCCSP EIR.

4.14.5.4 Cumulative Threshold USS-4: Solid Waste Generation

Solid waste generated by the Project would represent nominal proportions of the daily disposal capacity at the Badlands and El Sobrante landfills. These solid waste facilities are currently projected to remain open and have sufficient daily capacity to handle solid waste generated by the Project and other cumulative developments both during construction and long-term operation. Further, the Proposed Project would adhere to regulations set forth in the Countywide Integrated Waste Management Plan and other local and state regulations (including AB 341 and AB 939) during both construction and long-term operations. Other cumulative development would also be required to comply with such regulations. Therefore, the Proposed Project would not have a cumulatively considerable contribution to a significant cumulative impact related to solid waste disposal and compliance with regulations addressing the reduction of solid waste generation and disposal, consistent with the conclusions of the PVCCSP EIR.

4.14.5.5 Cumulative Threshold USS-5: Compliance with Solid Waste Regulations

As previously indicated, solid waste generated by the Proposed Project would be disposed of at a variety of landfills and transfer stations in Riverside County. Disposal of solid waste would be required to comply with all federal state, and local statutes and regulations related to solid waste. This would include providing receptacles for green waste, recyclables, and garbage. Therefore, potential cumulative impacts associated with compliance with solid waste statutes and regulations would be less than significant, and no mitigation would be required.

4.14.6 Level of Significance Before Mitigation

4.14.6.1 Threshold USS-1: New or Expanded Utilities Facilities

4.14.6.2 Threshold USS-3: Wastewater Treatment Capacity

The Proposed Project would not require new or expanded utilities. There is adequate capacity to treat the wastewater generated by the Proposed Project.

4.14.6.3 Threshold USS-2: Water Supply Availability

Sufficient water supplies would be available to serve the Proposed Project and reasonably foreseeable future development during normal, single-dry, and multiple-dry years.

4.14.6.4 Threshold USS-4: Solid Waste Generation

The Proposed Project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure.

4.14.6.5 Threshold USS-5: Compliance with Solid Waste Regulations

The Proposed Project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

4.14.7 Mitigation Measures

No mitigation measures are required because there were no significant impacts identified under the applicable thresholds.

4.14.8 Level of Significance After Mitigation

Not applicable.