

**CHAPTER IV. E**

**Utilities**



1 **1. Environmental Setting**

2 The following information is provided in accordance with CEQA Guidelines Section  
3 15125. Additional background detail is provided in Appendix C.

4 *a. Study Area for Direct Impacts*

5 Since the project's demand would not affect supplies outside of the City's supplies, the  
6 study area for project-specific utilities and service system impacts is limited to within  
7 the City of Santa Maria General Plan area.

8 *b. Study Area for Cumulative Impacts*

9 Since the project's demand would not affect supplies outside of the City's supplies, the  
10 study area for project-specific utilities and service system impacts includes the City of  
11 Santa Maria General Plan area.

12 *c. Existing Physical Conditions in the Study Area(s)*

13 *i. Groundwater Supply and Quality*

14 The City's available water supply of 49,710 AFY is projected to remain constant through  
15 the year 2030 (City of Santa Maria 2007). This supply is expected to be reliable through  
16 that time, assuming a normal year, single dry year, or multiple dry-water years (City of  
17 Santa Maria 2007). Accounting for the existing year 2005 demand of 20,234 AFY and  
18 associated population and land uses, projected water demand in the year 2010 is 22,058  
19 AFY, and in the year 2030, 28,867 AFY (City of Santa Maria 2007). Therefore, the City's  
20 water supply will substantially exceed projected demands over this time period (City of  
21 Santa Maria 2007).

22 Pursuant to the Urban Water Management Planning Act (Senate Bill 318), the City has  
23 adopted an Urban Water Management Plan (City of Santa Maria 2007) pursuant to SB  
24 318 that includes water management tools and options to maximize available water  
25 resources and to minimize the need for water importation, primarily through water  
26 conservation programs. Measures that are currently implemented in the City as part of  
27 this plan include residential water surveys, metering, a high-efficiency-washing-  
28 machine rebate program, a public information program, a school education program,  
29 and conservation pricing.

30 *ii. Surface Water Quality*

31 The City of Santa Maria maintains a National Pollution Discharge Elimination System  
32 (NPDES) permit in compliance with the Clean Water Act (CWA) that ensures that  
33 projects under their jurisdiction do not discharge any pollutant to waters of the U.S. The  
34 City requires that projects resulting in the disturbance of more than 1 acre of land  
35 develop and implement measures to reduce pollutants in construction and post-  
36 construction runoff from new development and redevelopment projects. These  
37 programs are commonly called Stormwater Management Plans (SWMP).

1 The City of Santa Maria requires that Best Management Practices (BMPs) be applied as  
2 discretionary project conditions of approval to minimize potential project impacts on  
3 water quality, consistent with NPDES Phase II requirements. These include measures  
4 that apply to construction activities as part of a project Stormwater Pollution Prevention  
5 Plans (SWPPP) and those that apply to project operational activity as part of a Storm  
6 Water Quality Mitigation Plan (SWQMP). SWPPP measures are intended to address a  
7 variety of water pollution sources including construction erosion sediments, solid and  
8 sanitary wastes, chemicals, debris, concrete truck washout, etc., and chemicals  
9 associated with establishing landscaping (fertilizers and pesticides). SWQMP BMPs are  
10 directed at minimizing sources of operational, long-term stormwater pollution (see  
11 section 1. e., below).

12 *d. Project Design Elements that Reduce Impacts to Utilities*

13 The proposed project does not include any elements to specifically address impacts on  
14 utilities (including storm water runoff quality).

15 *e. Adopted Policies and Regulations that Reduce Impacts to Utilities*

16 *i. National Pollutant Discharge Elimination System (NPDES)*

17 The NPDES Permit Program requires that project applicant:

- 18 1. File a Notice of Intent (NOI) with the State Regional Water Quality Control  
19 Board (RWQCB).
- 20 2. Develop a Storm Water Pollution Prevention Plan (SWPPP) prior to  
21 commencement of any soil disturbing activities.

22 The SWPPP/Erosion and Sediment Control Plan would include the following City  
23 BMPs (personal communication, Ellen Pritchett 2008):

- 24 a. The use of temporary sediment basins, gravel bags, silt fences, geo-bags or gravel  
25 and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and  
26 straw bales.
- 27 b. Grading shall not occur during the wet season (November 1-April 15) unless  
28 erosion control devices acceptable to Public Works Department are  
29 implemented.
- 30 c. Nonpaved areas shall be revegetated or restored (i.e., using geotextile binding  
31 fabrics as cover) immediately after grading to minimize erosion and to  
32 reestablish soil structure and fertility. Revegetation shall include drought-  
33 resistant, fast-growing, vegetation that would quickly stabilize exposed ground  
34 surfaces.
- 35 d. Runoff shall not be directed across exposed slopes. All surface runoff shall be  
36 conveyed in accordance with the approved site drainage plans.

- 1 e. Energy dissipaters shall be installed at the end of drain pipe outlets to minimize  
2 erosion during storm events.
  - 3 f. Drainage channel inlets shall be protected from sediment-laden waters by use of  
4 inlet protection devices such as gravel bag barriers, filter fabric fences, block and  
5 gravel filters, and excavated inlet sediment traps.
  - 6 g. Sediment control measures shall be maintained for the duration of the grading  
7 period and until graded areas have been stabilized by structures, long-term  
8 erosion control measures, or landscaping.
  - 9 h. Stabilized project site construction entrances shall be installed to prevent  
10 sediment from being tracked off of the construction site. Stabilizing measures  
11 shall include but not be limited to the use of gravel pads, steel rumble plates,  
12 temporary paving, etc. Any sediment or other materials tracked off-site shall be  
13 removed the same day as they are deposited, without the use of water washing.
  - 14 i. During construction, washing of concrete trucks, paint, equipment, or similar  
15 activities shall occur only in areas where polluted water and materials can be  
16 contained for subsequent removal from the site. Wash water shall not be  
17 discharged to the storm drains, street, drainage ditches, creeks, or wetlands.  
18 Areas designated for washing functions shall be at least 100 feet from any storm  
19 drain, waterbody, or sensitive biological resources. The location(s) of the  
20 washout area(s) shall be clearly noted at the construction site with signs.
  - 21 j. Concrete, asphalt, and seal coat shall be applied during dry weather to prevent  
22 storm water contamination during roadwork or pavement construction. Storm  
23 drains and manholes within the construction area shall be covered when paving  
24 or applying seal coat, slurry, fog seal, etc.
  - 25 k. Construction materials and waste such as paint, mortar, concrete slurry, fuels,  
26 etc. shall be stored, handled, and disposed of in a manner that minimizes the  
27 potential for storm water contamination.
  - 28 l. Dewatering measures shall be implemented to prevent the discharge of  
29 sediment-laden water through pre-filtering, treatment, and/or hauling off-site.
- 30 Operational SWQMP BMPs designed to minimize sources of operational, long-term  
31 stormwater pollution could include:
- 32 a. reducing the extent of new impervious surfaces;
  - 33 b. providing onsite treatment of stormwater runoff to reduce the transport of  
34 harmful sediments, petrochemicals including oils and grease, pesticides and  
35 fertilizers such as nutrients nitrogen and phosphorus, and heavy metals that  
36 collect on paved surfaces; and

- 1 c. reduce storm-water runoff off-site that exacerbates downstream flooding, bank  
2 scouring, and erosional sediments.

3 **2. Consideration and Discussion of Significant Environmental Effects**

4 The following information is provided in accordance with Section 15126.2 of the CEQA  
5 Guidelines.

6 *a. Environmental Considerations Suggested in CEQA*

7 Appendix G of the CEQA Guidelines suggests that a project would have the potential to  
8 result in a significant effect on utilities if the implementation of the project would:

- 9 (1) Exceed wastewater treatment requirements of the applicable Regional  
10 Water Quality Control Board
- 11 (2) Require or result in the new construction of new water or wastewater  
12 treatment facilities or expansion of existing facilities, the construction of  
13 which would result in significant environmental effects?
- 14 (3) Have sufficient water supplies available to serve the project from existing  
15 entitlements and resources, or are new or expanded entitlements needed?
- 16 (4) Resulting in a determination by the wastewater treatment provider which  
17 serves or may serve the project that it has adequate capacity to serve the  
18 project's projected demand in addition to the provider's existing  
19 commitments.
- 20 (5) Be served by a landfill with sufficient permitted capacity to accommodate  
21 the project's solid waste disposal needs.
- 22 (6) Comply with federal, state, and local statutes related to solid waste  
23 disposal needs.

24 A project would have the potential to result in a significant effect on water quality if the  
25 project would:

- 26 (7) Violate any water quality standards or waste discharge requirements?
- 27 (8) Otherwise substantially degrade water quality.

28 *b. Rationale for Establishing Local Thresholds*

29 Local thresholds of significance for water demand and water quality reflect the potential  
30 to impact the City of Santa Maria domestic water supply, and acknowledge the existence  
31 of the City's NPDES permit requirements.

1 The proposed project is not affected by the following conditions and development of the  
2 proposed project would not result in the exceedance of the following CEQA Guidelines  
3 Appendix G threshold criteria, and therefore these are not discussed further:

4 - Exceed wastewater treatment requirements of the applicable Regional Water  
5 Quality Control Board

6 - Require or result in the new construction of new water or wastewater treatment  
7 facilities or expansion of existing facilities, the construction of which would  
8 result in significant environmental effects?

9 - Resulting in a determination by the wastewater treatment provider which serves  
10 or may serve the project that it has adequate capacity to serve the project's  
11 projected demand in addition to the provider's existing commitments.

12 *Response: The City of Santa Maria Wastewater Treatment Plant has been designed to*  
13 *accommodate buildout of the City's Sphere of Influence, including the project site. No*  
14 *new wastewater treatment infrastructure would be required to accommodate the proposed*  
15 *project.*

16 - Be served by a landfill with sufficient permitted capacity to accommodate the  
17 project's solid waste disposal needs.

18 - Comply with federal, state, and local statutes related to solid waste disposal  
19 needs.

20 *Response: The City of Santa Maria municipal landfill has adequate capacity to*  
21 *accommodate the proposed project; no expansion would be required to accommodate the*  
22 *proposed project.*

23 **c. *Thresholds of Significance Established in this EIR***

24 Applicable CEQA Appendix G, Environmental Checklist thresholds of significance are  
25 used in this EIR. The project would produce a significant impact on utilities if it would  
26 exceed any of the following thresholds:

27 **ULT-1:** Result in a substantial demand on the City of Santa Maria's long-term  
28 available water supply such that new or expanded entitlements would be  
29 needed; or

30 **ULT-2:** Provide substantial additional sources of polluted runoff.

31 **d. *Significant Direct Impacts***

32 No significant direct impacts would result from implementation of the proposed project.  
33 Impacts that would be not significant are discussed below.

1 **Potential Effect ULT-1.** *The City of Santa Maria would have sufficient water supplies*  
 2 *to serve the proposed project, and no new or expanded entitlements would be needed.*

3 Water demand for the proposed project, including 266 condominiums totaling 275,767  
 4 s.f. (6.33 acres), and 135,148 (3.10 acres) of general commercial uses, was estimated using  
 5 the City of Santa Maria’s Utility Plan Update water demand factors (City of Santa Maria,  
 6 2002). The calculations are summarized in Table IV-1. Applying these generation rates,  
 7 the proposed project would result in water demand of approximately 24.81 acre feet per  
 8 year (AFY).

9 Project site development under existing City land use and zoning ordinance  
 10 designations would be general commercial, contrasted with the proposed mixed-use  
 11 scenario. Development of the 9.43-acre site would result in a daily water demand of  
 12 18,860 gallons per acre (gpa) and a yearly water demand of 21.12 AFY, based on the City  
 13 of Santa Maria’s Utility Plan Update water demand factors (City of Santa Maria, 2002).

14 The differences between water demands resulting from the proposed project and  
 15 existing land use designation buildout are summarized in Table IVF-1. Implementation  
 16 of the proposed mixed-use development would result in an additional 3.69 AFY demand  
 17 on City water supplies. This incremental increase is infinitesimal compared to the City’s  
 18 projected demand in year 2010 of 22,058 AFY.

**Table IVE-1. Proposed Project and Existing Land Use Designation Buildout Water Demand**

Use	Water Use Factor (gallon/acre/day)	Area (acre)	Water Demand (AFY)
<i>Proposed Project</i>			
Residential	2,520	6.33	17.87
Commercial	2,000	3.10	6.94
<i>Proposed Subtotal</i>			24.81
<i>Buildout of Project Site Based on Existing Zoning Land Use Designation</i>			
Commercial	2000	9.43	21.12
<b>Net Increase</b>			3.69

Source: City of Santa Maria, , 2002

19 **Conclusion:** *As the proposed project’s increased demand on water supplies of 3.69 AFY would*  
 20 *be not substantial relative to that projected in the City Urban Water Management Plan for*  
 21 *current commercial land use designations, and the City would have available supplies of 49,710*  
 22 *AFY, well in excess of the city demand, potential effects on utilities would be less than*  
 23 *significant.*

1 **Potential Effect ULT-2.** *Proposed project stormwater runoff and drainage would not*  
2 *provide substantial additional sources of polluted runoff.*

3 The proposed project would be subject to standard conditions including BMPs  
4 incorporated in a construction SWPPP/Erosion and Sediment Control Plan that would  
5 be reviewed and approved by the City's Public Works Department, Engineering  
6 Division. Detention or filtration of storm water runoff generated by the design storm  
7 would be required as needed. Conformance with the NPDES Construction Activities  
8 and Storm Water General Permit regulations would ensure that potential construction  
9 storm water impacts from erosion and sedimentation, as well as from construction  
10 vehicles and materials, would be *less than significant*.

11 **Conclusion:** *Operational standard SWQMP BMPs directed at minimizing sources of*  
12 *operational, long-term stormwater pollution, including providing onsite treatment of stormwater*  
13 *runoff and minimizing storm-water runoff, would ensure that long-term impacts on storm water*  
14 *quality would be less than significant.*

15 **e. Significant Cumulative Impacts**

16 No significant cumulative impacts within the cumulative impact study area on utilities  
17 relative to water demand and supply are identified. The City's available water supply  
18 of 49,710 AFY is expected to be reliable through the year 2030, representing buildout of  
19 land uses throughout the City of Santa Maria General Plan area, assuming a normal  
20 year, single dry year, or multiple dry-water years (City of Santa Maria 2007). The  
21 projected water demand in the year 2030 of 28,867 AFY related to City of Santa Maria  
22 General Plan buildout is substantially below the projected supply (City of Santa Maria  
23 2007). Therefore, cumulative impacts on utilities related to City of Santa Maria General  
24 Plan buildout would be *less than significant*. The proposed project's additional  
25 contribution over the projected demand associated with the project site's existing  
26 General Plan land use designation of 3.69 AFY would be less than cumulatively  
27 considerable.

28 No significant cumulative impacts to utilities relative to storm water runoff quality are  
29 identified. All related projects associated with buildout of land uses within the City of  
30 Santa Maria General Plan area would be subject to City standard conditions and BMPs  
31 incorporated in a construction SWPPP/Erosion and Sediment Control Plan and  
32 operational SWQMP that would be reviewed and approved by the City. Cumulative  
33 impacts on water quality related to City of Santa Maria General Plan buildout would be  
34 *less than significant*. The proposed project's contributions to these impacts would  
35 likewise be conditioned, and would not be less than cumulatively considerable.

36 **Conclusion:** *Cumulative impacts on water demand and water quality within the cumulative*  
37 *impact study area would be less than significant. The proposed project's contribution to these*  
38 *cumulative impacts would be less than cumulatively considerable.*

1    **3.       Mitigation Measures Adopted to Mitigate Significant Effects**

2    The following information is provided in accordance with Section 15126.4 of the CEQA  
3    Guidelines.

4    **a.       Measures that Mitigate Direct Impacts**

5    **Response to Potential Effect ULT-1**

6    Not applicable. As proposed project potential effects impacts on water demand would  
7    be less than significant, no mitigation measures are required.

8    **Response to Potential Effect ULT-2**

9    No mitigation measures would be required, as City of Santa Maria conditions requiring  
10   a Stormwater Pollution Prevention Plan (SWPPP)/Erosion and Sediment Control Plan  
11   and Stormwater Quality Mitigation Plan (SQMP) implementing standard Best  
12   Management Practices (BMPs) would ensure potential effects would be *less than*  
13   *significant*.

14   **b.       Measures that Mitigate Cumulative Impacts**

15   Not applicable. As the proposed project's contribution to cumulative effects impacts on  
16   water demand would be less than cumulatively considerable, no mitigation measures  
17   are required. As the proposed project's contribution to cumulative impacts on water  
18   quality would be less than cumulatively considerable, no mitigation measures are  
19   required.

20   **c.       Substantial Evidence that Mitigation Will be Effective.**

21   Not applicable. As proposed project potential effects impacts on water demand and  
22   water quality would be less than significant, no mitigation measures are required.