

UTILITIES AND SERVICE SYSTEMS

SUMMARY

The proposed project would require the construction of new expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, but the construction or relocation of which would not cause significant environmental effects.

The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

The Camarillo Wastewater Treatment Plant has adequate capacity to accommodate the wastewater generation of the proposed project.

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.

The proposed project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

ENVIRONMENTAL SETTING

The project site is located within the service area of the Camrosa Water District (Camrosa) for potable water and is in Camrosa's Pressure Zone 1. The existing 3-million-gallon tank that feeds the Camarillo Springs area is located on the hillside directly north of the 101 freeway across from the project site. An existing 12-inch water main is located within Ridge View Street. Camrosa has a 2020 water supply of 24,450 acre-feet per year (afy) and an estimated 2020 water demand of 15,941 afy from its existing customers.¹

The golf course is irrigated by private water from existing wells located adjacent to Conejo Creek along the westerly edge of the golf course - south area of the project site.

Wastewater from the project area is treated by the Camarillo District, which operates and maintains the Camarillo Wastewater Treatment Plant (CWTP) located near the golf course west of Conejo Creek. The Camarillo Springs area is serviced via an existing 15-inch vitrified clay pipe (VCP) line in Margarita Avenue, which ties into a 10-inch and 8-inch VCP siphon east of Conejo Creek and traverses underneath the existing channel connecting to a siphon pump structure and a 24-inch asbestos cement pipe sewer

¹ Encompass Consultant Group, October 3, 2019.

line. The pipe then connects via a 5-foot manhole to a 12-inch VCP line, which then continues to the treatment plant.

The City of Camarillo has an exclusive agreement with E.J. Harrison & Sons trash company for regular day-to-day refuse service. Refuse from the golf course is subject to this agreement since it is within the City of Camarillo. Trash from the City is taken to the following landfills and transfer stations:

- Chiquita Canyon Sanitary Landfill, 29201 Henry Mayo Drive, Valencia, CA.
- Simi Valley Landfill & Recycling Center, 2801 Madera Road, Simi Valley, CA.
- Toland Road Landfill, 3500 North Toland Road, Santa Paula, CA.
- Gold Coast Recycling and Transfer Station, 5275 Colt Street, Ventura, CA.

All solid-waste-generating activities within the City of Camarillo are subject to the requirements set forth in California Assembly Bill (AB) 939, which requires each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. In 2018, the City of Camarillo was diverting approximately 67 percent of its total solid waste from landfills.²

Electricity is provided to customers in Camarillo by Southern California Edison (SCE). SCE provides electric power to more than 14 million persons in 15 counties and in 180 incorporated cities, within a service area encompassing approximately 50,000 square miles. SCE derives electricity from varied energy resources including fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers. The golf course and Camarillo Springs community is fed with a single 16kV electrical circuit with nearby facilities located within Camarillo Springs Road and Rideview Street.

Natural gas is provided to customers in Camarillo by the Southern California Gas Company. Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35% of their natural gas supply from basins located in the Southwest, 16% from Canada, 40% from the Rocky Mountains, and 9% from basins located within California. The Southern California Gas Company owns and operates several natural gas storage fields that are located in northern and southern California. These storage fields, and four independently owned storage utilities – Lodi Gas Storage, Wild Goose Storage, Central Valley Storage, and Gill Ranch Storage – help meet peak seasonal natural gas demand and allow California natural gas customers to secure natural gas supplies more efficiently. The nearest natural gas facilities are six-inch lines located within Camarillo Springs Road and Margarita Avenue.

² Roger Pichardo email to Michael Brown, October 10, 2019.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G to the State CEQA Guidelines, a project could have a potentially significant impact on utilities and service systems if it would:

- Require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- Not 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 inadequate 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.
- Comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

PROJECT IMPACTS AND MITIGATION MEASURES

New or Expanded Utility Facilities

Threshold: Would the proposed project require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Impact: The proposed project would require the construction of new expanded water, wastewater treatment, or storm water drainage, electric power, or natural gas, or telecommunications facilities, but the construction or relocation of which would not cause significant environmental effects.

Impact Analysis

Water Facilities

The proposed residential development would connect to the existing 12-inch water main located within Ridge View Street for potable water use. The golf course would continue to be irrigated by private water from existing wells. The project applicant is also working with Camrosa to provide non-potable water for irrigation. The details of the non-potable connection have not been worked out at this time; however, the existing private wells are considered to be adequate to maintain the reconfigured golf course since it

would be smaller than the existing course for which the wells currently provide water. The only new facilities required to provide water to the project would be located within the proposed development area. The impacts associated with the project would be less than significant.

Wastewater Facilities

The proposed residential development would connect to the existing 15-inch VCP line in Margarita Avenue. As discussed previously, the existing 15-inch line ties into a 10-inch and 8-inch VCP siphon east of Conejo Creek and traverses underneath the existing channel connecting to a siphon pump structure and a 24-inch asbestos cement pipe sewer line. The pipe then connects via a 5-foot manhole to a 12-inch VCP line, which then continues to the treatment plant.

A Sewer Capacity Study was conducted to determine if adequate capacity is available in the existing 12-inch sewer line to accommodate the wastewater generated by the project. The Sewer Capacity Study is provided as Appendix V of this EIR.

The 12-inch line is currently flowing at an averaged measured level of 6.5 inches, which is approximately 0.43 cubic feet per second (cfs). This pipe is currently flowing at 0.5 inch higher than Camarillo Sanitary District standards. The proposed project is projected to add approximately 0.222 cfs (99.64 gallons per minute) of peak dry weather flow to the pipeline. As such, this existing pipeline does not have the capacity to accommodate the peak dry weather flow generated by the project.

The project applicant is proposing to upsize the existing 12-inch VCP sewer line to a 15-inch sewer line to accommodate the increased wastewater generation of the project. The Sewer Capacity Study concludes that a 15-inch sewer line would meet Camarillo Sanitary District standards to accommodate the proposed project. This underground infrastructure improvement of approximately 3,400 linear feet would be constructed within an existing sewer line easement and result in the temporary non-production of the agricultural area within the easement. The upsizing would begin near Adorh Lane and end at the CWTP. The temporary impact to the agricultural area would not be significant because agricultural activities would be free to resume after the sewer line is placed. See the Impacts Not Found to be Potentially Significant section of this EIR. All other impacts associated with the sewer upsizing (e.g., air quality, greenhouse gas emissions, etc.) have been accounted for in each topical section of this Draft EIR.

Storm Water Drainage

The proposed project design incorporates a drainage system that would divide the stormwater flow from the upper Camarillo Springs watershed so that some of the flow will be conveyed through a large 10-foot x 6-foot reinforced concrete box (RCB) bypass culvert directly to Conejo Creek. If the box becomes inundated, excess flows would be diverted to the reconfigured interior lake for additional storage. The new drainage facilities would be constructed within the project site and would not affect existing facilities in the vicinity of the site. All construction impacts associated with placement of the stormwater system

have been accounted for in each topical section of this Draft EIR. Therefore, the impact of the project would be less than significant.

Electric Power, Natural Gas, and Telecommunications Facilities

Electrical power to the project site would continue to be provided by Southern California Edison via the existing underground infrastructure located within Camarillo Springs Road and Ridgeview Street. Natural Gas would be continuously provided to the project site by the Southern California Gas Company via an existing six-inch gas line infrastructure in the local vicinity. Telecommunications would continue to be provided to the project area by different companies selected by the individual project residents. The impacts of the project would be less than significant.

Water Supplies

Threshold: Would the proposed project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact: The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

Impact Analysis

A Water Study was prepared to determine if Camrosa has adequate domestic water supplies to serve the proposed project. The Water Study is provided as Appendix W of this EIR. The Water Study has been approved by Camrosa.

Pursuant to Camrosa Design Standards 2.2 A. Quantity of Flow, a typical single family detached residential unit would have 3.38 persons per unit. The proposed project is expected to house up to two persons per unit since it is a senior housing development. The District's 2.1 persons per unit for multi-family developments was used to determine demand and is considered overly conservative. Table 5.15-1 estimates the indoor domestic water demand of the proposed project.

Table 5.15-2 estimates the outdoor domestic water demand of the proposed project.

Table 5.15-3 identifies the total domestic water demand of the proposed project and compares this with the projected 2020 water supplies for Camrosa. As shown, Camrosa has an estimated 2020 water surplus of 8,509 afy, which is sufficient to accommodate the 133.6 afy demand of the proposed project. Therefore, the impact of the project would be less than significant.

TABLE 5.15-1 - ESTIMATED INDOOR WATER DEMAND

Type of Units	Number of Units	Persons per Unit	Usage per Person (gpcd)	Indoor Demand (gpd)	Indoor Demand (afy)
Single Family Detached	248	2.1 ¹	220	114,576	128.3

¹ The project is expected to accommodate up to 2 persons per unit since it is a senior housing development. Using 2.1 is conservative.

gpcd = gallons per capita per day.

gpd = gallons per day.

afy = acre=feet per year.

Source of table data: Encompass Consultant Group, October 3, 2019.

TABLE 5.15-2 - ESTIMATED OUTDOOR WATER DEMAND

Land Use	Area (acres)	Usage (gal/acre/day)	Outdoor Demand (gpd)	Outdoor Demand (afy)
Parks/Greenbelt	3.1	1,500	4,650	5.2

gpd = gallons per day.

afy = acre=feet per year.

Source of table data: Encompass Consultant Group, October 3, 2019.

Wastewater Treatment

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

Impact: The Camarillo Wastewater Treatment Plant has adequate capacity to accommodate the wastewater generation of the proposed project.

Impact Analysis

As stated previously, the Camarillo Sanitary District provides sewer service to the project area. The Sewer Capacity Study estimates that the proposed project would generate an increase of 54,400 gallons per day of wastewater. The CWTP has a current capacity of 7.25 million gallons per day and the treated flows in 2016 averaged 3.45 million gallons per day.³ In addition to the treatment plant, the district maintains

³ Lucia M. McGovern, October 4, 2017.

nearly 158 miles of underground sewer lines and four pump stations. Based on the information presented above, the remaining capacity of the CWTP is approximately 3.80 million gallons per day. As such, the CWTP has adequate capacity to treat the wastewater that would be generated by the proposed project. Therefore, the potential impact of the project on the CWTP would be less than significant.

TABLE 5.15-3 - ESTIMATED TOTAL WATER DEMAND AND CAMROSA SUPPLY

Total Project Demand (gpd)	Total Project Demand (afy)	Camrosa Projected 2020 Water Demand (afy)	Camrosa Projected 2020 Water Supply (afy)	Camrosa Projected 2020 Water Surplus (afy)
119,226	133.6	15,941	24,450	8,509

gpd = gallons per day.

afy = acre=feet per year.

Source of table data: Encompass Consultant Group, October 3, 2019.

Solid Waste Generation

Threshold: Would the proposed project 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?

Impact: 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.

Impact Analysis

The existing capacities of these landfills are shown in Table 5.15-4. As shown, the three landfills have approximately 20,215 tons of remaining capacity per day.

Using a generation rate of 0.41 tons per year of solid waste per single family resident, the 496 residents of the proposed project would generate approximately 203.36 tons per year or 0.56 ton per day of solid waste. Based on the information in Table 5.15-4, the landfills serving the City of Camarillo have adequate capacity to accommodate the total solid waste generation of the project. Based on this information, the impacts of the proposed project on solid waste disposal is expected to be less than significant.

Solid Waste Regulations

Threshold: Would the proposed project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

TABLE 5.15-4 - EXISTING LANDFILL CAPACITY AND INTAKE

Landfill Facility	Activity	Intake in Tons Per Day		
		Permitted Daily Intake	Average Daily Intake	Remaining Permitted Daily Intake
Chiquita Canyon Sanitary Landfill	Composting	12,000	593	11,407
Simi Valley Landfill & Recycling Center	Solid Waste	9,250	443	8,807
Toland Road Landfill	Solid Waste	1,500	1,499	1
Totals		22,750	2,535	20,215

Source of table data: California Department of Resources Recycling & Recovery (CalRecycle), October 2018.

Impact: The proposed project would comply with federal, State, and local management and reduction statutes and regulations related to solid waste.

Impact Analysis

All solid-waste-generating activities within the City of Camarillo are subject to the requirements set forth in California Assembly Bill (AB) 939, which requires each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. As discussed previously, the City of Camarillo is diverting approximately 67 percent of its total solid waste from landfills. Therefore, the proposed project would comply with the applicable statutes for solid waste disposal and the impact of the project would be less than significant.

CUMULATIVE IMPACTS

Cumulative development of other projects throughout Camarillo would increase the demand for utilities and service systems. Based on the analyses provided above, Camrosa has domestic water supplies available to accommodate growth within its service area and the CWTP has the capacity to accommodate growth within its service area for the foreseeable future. The landfills serving the City of Camarillo also have adequate capacity to accommodate the solid waste generation of development throughout Camarillo. Therefore, the cumulative impacts of growth throughout Camarillo are expected to be less than significant with regard to utilities and service systems.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not create any unavoidable significant impacts to utilities and service systems.