5.14 UTILITIES AND SERVICE SYSTEMS

This section of the Draft Environmental Impact Report (DEIR) addresses the potential for implementation of the City of Industry General Plan Update to impact utility and service systems, including water, wastewater, storm drainage systems, solid waste, and dry utility services and systems within the City of Industry and its Sphere of Influence (SOI) (together referred to as the City). The analysis in this section is based in part on responses from the service providers included in Appendix F of this DEIR.

5.14.1 Water Supply

5.14.1.1 Environmental Setting

Water Supply Sources and Distribution Systems

Water Sources

Groundwater: San Gabriel Valley Groundwater Basin

The San Gabriel Valley Groundwater Basin (Basin) aquifer, which encompasses approximately 170 square miles, provides approximately 90 percent of the domestic water supply for San Gabriel Valley's residents and businesses, including the City. Over 400 water supply wells are used in the Basin to extract groundwater for industrial, business, agricultural, and domestic uses. Forty-five different suppliers of water operate in the Basin and provide drinking water to more than one million people (USEPA 2002). The State of California has designated all portions of the Basin as either a current or potential source of drinking water. Currently, all drinking water provided by water purveyors within the Basin meets all federal and state drinking water standards. However, multiple areas of contaminated groundwater in the Basin prompted the US Environmental Protection Agency (EPA) to place four areas of the San Gabriel Valley on the National Priorities List (NPL, or Superfund list) in 1984, and to begin efforts and studies to understand the nature and extent of the soil and groundwater contamination; identify sources of the contamination; develop a basinwide plan to set cleanup priorities; and develop the institutional framework necessary to address the contamination. The NPL identifies the highest priority hazardous waste sites in the United States for investigation and cleanup.

The San Gabriel Valley Superfund Site includes areas of soil and groundwater contamination that underlie significant portions of the cities of Alhambra, Arcadia, Azusa, Baldwin Park, Industry, Irwindale, El Monte, La Puente, Monrovia, Rosemead, South El Monte, West Covina, and other areas of the San Gabriel Valley. Collectively, the Superfund Site covers approximately 30 square miles of the San Gabriel Valley's 170-square-mile area. It has been divided into four project areas, also know as operable units (OU): El Monte, South El Monte, and Whittier Narrows OUs (Area 1); Baldwin Park OU (Area 2); Alhambra OU (Area 3); and Puente Valley OU (Area 4) (USEPA 2002). The City comprises a portion of or the majority of Areas 1, 2, and 4, which are described in more detail in Chapter 5.8, *Hydrology and Water Quality*.

San Gabriel Valley Main Basin Watermaster

Some of the water districts that serve the City pump water from the Basin so they must follow the prescriptive water rights delegated by the Main San Gabriel Basin Watermaster (Watermaster). This agency is charged with administering adjudicated water rights and managing groundwater resources within the watershed and Basin. The Watermaster is made up of nine officials appointed by the Los Angeles County Superior Court. Since the basin is adjudicated, which means court decisions have delegated the prescriptive water rights to agencies that use water from the basin, each of the water districts that use groundwater from the basin is allocated a certain percentage of its operating safe yield (OSY). The annual OSY is determined each year by the Watermaster. Although the water districts that serve Industry pump water from the main basin, much of

the City lies in the Puente Subbasin of the San Gabriel Water Basin, which is hydraulically connected but not a party to this adjudication (MSGWBW 2010). The OSY for fiscal year 2011–2012 was set in July 2011 at 210,000 acre-feet (MSGWBW 2011). Table 5.14-1 shows the OSY and perspective water rights for the Basin, specifically with regard to water districts serving the City only.

Table 5.14-1
San Gabriel Valley Groundwater Basin OSY and Prescriptive Water Rights (for Water Districts Serving Industry only)

District	Prescriptive Right of OSY	Pumpers' Share
Suburban Water Systems	24,860.19 AFY	11.84%
San Gabriel Valley Water Company	20,070.05 AFY	9.56%
La Puente Valley County Water District[1]	—	—
Walnut Valley Water District[2]	1,500 AFY	0.71%
Rowland Water District[1]	—	—

Source: SGVWC 2011; SWS 2011; WVWD and Carollo Engineers 2011.
Notes: OSY = operating safe yield; AFY = acre-feet per year
[1] These water districts do not have prescriptive water rights to the Basin's groundwater as they rely on imported water.
[2] Groundwater from the Basin is only used to supplement WVWD's recycled water system.

Groundwater: Puente and Spadra Water Basins

The Puente Basin is hydraulically connected to the Main San Gabriel Valley Basin on the southeast. Both of these basins are partially within the service area of Walnut Valley Water District (WVWD). The Puente Basin has operating yield of approximately 1,530 AFY. Although it is tributary and connected to the Main San Gabriel Valley Basin, it is adjudicated separately and managed by a separate watermaster. The total capacity Puente Basin is 979,650 acre-feet.

The Spadra Basin is a small basin in East Los Angeles under the City of Pomona along the southeast gradient of the Puente Basin. It is separated from the Puente Basin by a bedrock ridge and groundwater divide. The conversion of agricultural land to urban in the Spadra Basin area and the lining of San Jose Creek have limited groundwater recharge in the Spadra Basin. Previous agricultural uses have also contaminated the water. Estimated groundwater production capacity in this basin is approximately 1,500 AFY with an average production of 850 AFY (MWD 2007). This basin is not currently managed and it does not have adjudicated pumping rights. WVWD uses small amounts of water form this basin for industrial, agricultural, and irrigation purposes.

Imported Water

Some of the water providers serving the City rely on imported water from the Metropolitan Water District of Southern California (MWD) for part or all of their potable water supplies. MWD's main water sources are northern California via the State Water Project, and the Colorado River via the Colorado River Aqueduct. Imported water comprises the entire potable water supplies for Rowland Water District (RWD) and WVWD, and part of the potable water supply for Suburban Water Services (SWS).

Water Distribution System

Water supply to the City is provided by six separate water agencies: La Puente Valley County Water District, Rowland Water District, San Gabriel Valley Water Company, Suburban Water Systems, Walnut Valley Water District, and City of Industry Waterworks. Figure 5.14-1, *Water System*, shows the service boundaries within the City for each of the water suppliers and the water line information. This figure does not show the full extent of the boundaries of the individual water districts or all water lines; only the extent of the water supply system in the City is shown. Also, many of these districts have emergency connections with each other and exchange or transfer programs not depicted in the figure.

La Puente Valley County Water District

La Puente Valley County Water District's (LPVCWD) service area covers 2.5 square miles, or approximately 1,600 acres, covering portions of Industry west of Azusa Avenue and east of Turnbull Canyon Road. The infrastructure of LPVCWD's water system comprises:

- 33 miles of pipeline
- 4.9 million gallons of reservoir storage
- 3 pressure zones
- 12 booster pumps
- 4 wells
- A groundwater treatment facility, which treats 3.5 million gallons a day

LPVCWD has over 2,500 retail metered water service connections, including 2,060 residential, 343 commercial, 47 industrial, and 106 irrigation connections (LPVCWD 2010). It also operates and manages the City of Industry Waterworks, Industry's public utility, whose characteristics of the City of Industry Waterworks are described below under *City of Industry Waterworks*.

Rowland Water District

Rowland Water District (RWD) has a 17.5-square-mile service area that partially covers a portion of the City that is generally east of Stimson Avenue and west of Nogales Street. RWD serves portions of unincorporated Rowland Heights, Hacienda Heights, and La Puente; the City of Industry; and the City of West Covina. RWD operates and maintains approximately 150 miles of water mains, 3,020 fire hydrants, and 13,500 customer service connections (RWD 2011).

San Gabriel Valley Water Company

The San Gabriel Valley Water Company (SGVWC) has a service area of 37 square miles, partially covering the westernmost area of the City, west of Hacienda Boulevard. SGVWC provides public utility water service within its service area, which includes all or portions of the cities of Arcadia, Baldwin Park, El Monte, Industry, Irwindale, La Puente, Montebello, Monterey Park, Pico Rivera, Rosemead, San Gabriel, Santa Fe Springs, South El Monte, West Covina, Whittier, and unincorporated areas of Los Angeles County, including Hacienda Heights and South San Gabriel (SGVWC 2011).

Suburban Water Systems

Suburban Water Systems (SWS) covers two small portions of the western part of the City of Industry. The City is within the San Jose Hills District of SWS, which covers approximately 27 square miles and has an approximate total of 42,000 service connections within the cities of Glendora, Covina, West Covina, La Puente, Industry, Walnut, and unincorporated areas of Los Angeles County, including Valinda and Hacienda

Heights. Approximately 73 percent of the service connections are residential, 19 percent are business, 6 percent are public agency customers, and 2 percent are industrial.

Walnut Valley Water District

The Walnut Valley Water District (WVWD) has a service area of approximately 28 square miles, which includes all of Industry to the east of Nogales Street. The service area covers the entire City of Diamond Bar, portions of the cities of Industry, Pomona, Walnut, and West Covina, and the easterly section of the unincorporated area of Rowland Heights. Within its service area, WVWD has:

- over 26,000 service connections
- 27 reservoirs
- 16 booster pump stations
- 87.4 million gallons of water storage
- 370 miles of water mains

City of Industry Waterworks

The City of Industry Waterworks (CIW) covers the Industry Hills Recreation Center and Golf Course and additional disconnected portions in western Industry. CIW has an infrastructure system operated and managed by LPVCWD, and includes:

- 31.9 miles of pipeline
- 7.5 million gallons of reservoir storage
- 3 pressure zones
- 12 booster pumps
- 4 wells

CIW has 1,482 residential, 328 commercial, and 3 multifamily connections.

Water Districts/Suppliers

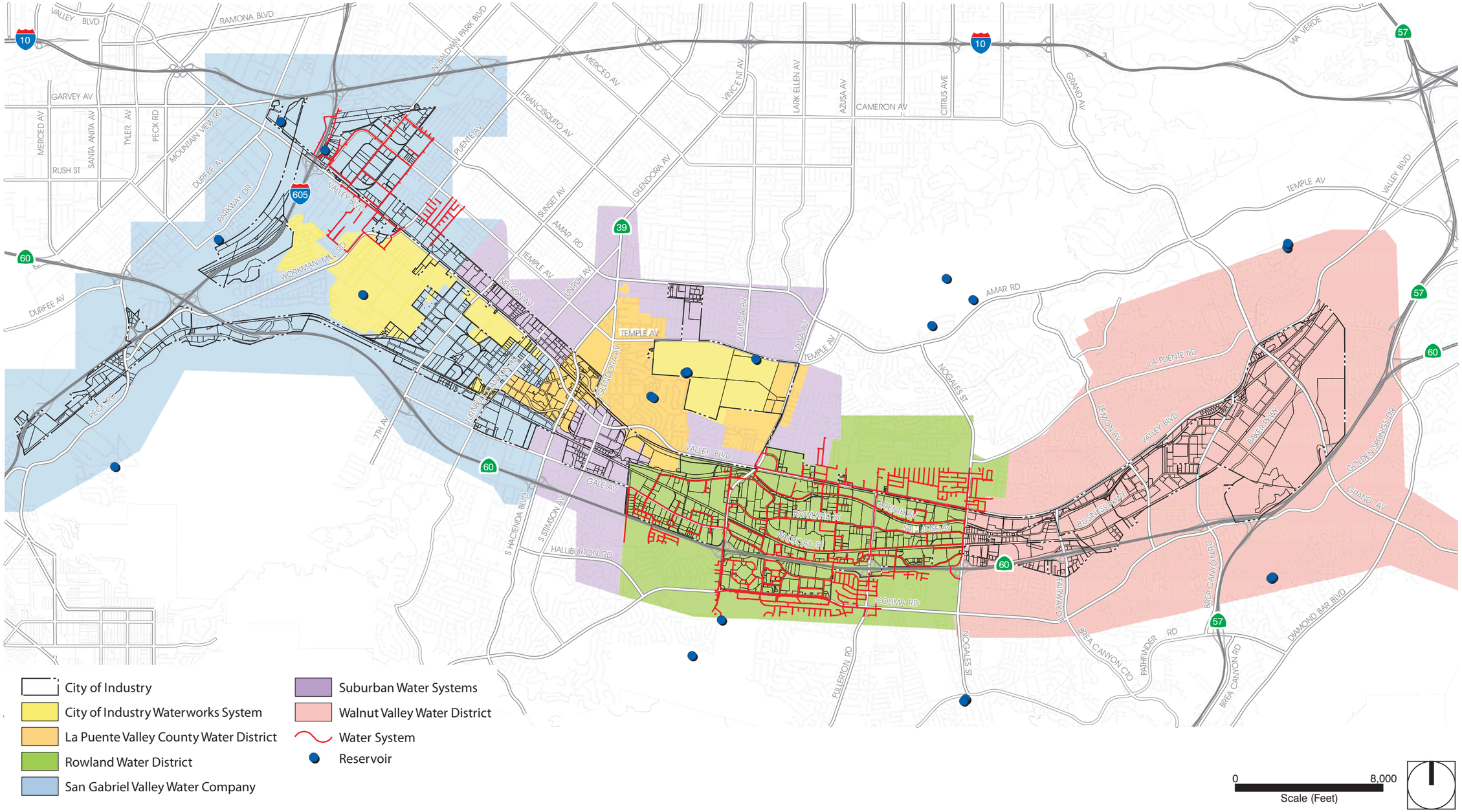
La Puente Valley County Water District

LPVCWD has an annual water demand of approximately 1,900 acre-feet, which equates to 650 million gallons. The annual per capita consumption is approximately 82,000 gallons, or 226 gallons a day per capita (LPVCWD 2011). LPVCWD's main source of water supply is groundwater from a well field in the San Gabriel Water Basin consisting of three wells, near Puente Avenue and Francisquito Avenue (LPVCWD 2010a). Water mains extend from the water district's wellfield to the Hudson Street Booster Plant and from there to the reservoirs located on Main Street. As shown in Figure 5.14-1, *Water System*, LPVCWD serves a small portion of the City near the intersection of Hacienda Boulevard and Valley Boulevard that includes City Hall and City offices.

Recycle Water

Recycled water is not currently used in the LPVCWD service area.

Water System



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Rowland Water District

RWD was formed in 1953 and comprises a 17.5-square-mile area, partially shown on Figure 5.14-1. RWD serves portions of unincorporated Rowland Heights, Hacienda Heights, and La Puente, the City of Industry, and the City of West Covina. To date, the number of service connections exceeds 13,978 (RWD 2011). As shown in Figure 5.14-1, RWD serves a portion of the central area of the City.

RWD operates and maintains approximately 150 miles of water distribution mains to its customers. Because the underlying groundwater basin (Puente Basin) is contaminated with volatile organic compounds, high levels of total dissolved solids, and high nitrate concentrations, RWD's only potable water supply is imported from MWD (RWD 2011). RWD obtains treated imported water from two treatment plants: MWD's Weymouth Filtration Plant in the City of La Verne, which treats up to 520 million gallons per day (mgd; MWD 2011a); and Three Valleys Municipal Water District's Miramar Water Treatment Plant in the City of Claremont, which has capacity of 25 mgd (MWD 2011b). RWD provides an average of 18 mgd to its customers during the summer and 10 mgd during the winter (RWD 2011).

Recycled Water

RWD has also developed a Recycled Water Master Plan to expand its existing recycled water distribution system to substantially expand its recycled water customer base. Recycled water is supplied by the Los Angeles County Sanitation Districts (LACSD). Along with LACSD, RWD is working with the City, Suburban Water Systems, and Walnut Valley Water District to implement the plan. The ultimate recycled water system will expand the existing supply to over 2,000 acre-feet per year, which will help offset imported water purchases. RWD reports to the Los Angeles County Department of Health Services on recycled water use within its boundaries. Determination of specific uses to be allowed are required to be in accordance with the treatment standards and water quality requirements set forth in the California Code of Regulations, Title 22, Division 4, Chapter 3, sections 60301 through 60355, inclusive (Water Recycling Criteria). On July 12, 2005, the district adopted a Mandatory Connection Ordinance that includes incentives to use of recycled water where it is available.

San Gabriel Valley Water Company

SGVWC was formed in the early 1900s and comprises a 37-square-mile area in southeastern Los Angeles County. SGVWC consists of two divisions, the Fontana Division and the Los Angeles Division. The Fontana Division serves all or portions of the cities of Fontana, Rialto, Rancho Cucamonga, and Ontario and other unincorporated areas of San Bernardino County. The Los Angeles division serves all or portions of the cities of Whittier, El Monte, South El Monte, Montebello, Baldwin Park, Industry, Rosemead, Irwindale, San Gabriel, and the unincorporated areas of Hacienda Heights and South San Gabriel. SGVWC is an investor-owned utility governed by the California Public Utilities Commission and to date, the number of service connections exceeds 46,732. As shown in Figure 5.14-1, SGVWC serves the majority of the area in the western portion of the City. The source of water provided to SGVWC's customers, except those within the Whittier/Santa Fe Springs area, is groundwater from the San Gabriel Basin.

SGVWC's water supply sources include water pumped from local groundwater basins, treated imported surface water (MWD), and recycled water. SGVWC's main source of water supply is groundwater pumped from both the Main San Gabriel and Central Basins. The Los Angeles Service area provided 40,018 acre-feet per year (AFY) of water for 46,732 connections in 2008, including 94 small industrial connections, 65 large industrial connections, and 468 commercial connections. The industrial connections account for 2,230 AFY and the commercial connections account for 8,915 AFY of the total water used. This would indicate that on average each small industrial connection consumes 1.9 AFY, each large industrial connection uses 31.5 AFY,

and each commercial connection uses 19 AFY. Total existing and forecast water supplies and demands in SGVWC's service area are shown in Table 5.14-2.

Table 5.14-2
Historic and Projected Water Demand and Supply in SGVVC Service Area
(Acre-Feet)

	2005	2006	2007	2008	2009	2010	2015	2020	2025	2030	2035
Water Demand											
Potable	43,545	43,580	44,144	42,237	39,341	35,461	35,461	44,473	45,712	46,950	48,188
Recycled	133	706	2,024	1,666	1,199	2,015	2,500	3,250	3,500	4,000	4,500
Total Demands	**43,678**	**44,285**	**46,167**	**43,903**	**40,540**	**37,476**	**37,961**	**47,723**	**49,212**	**50,950**	**52,688**
Water Supply											
Potable (Groundwater)	42,684	42,658	44,141	42,237	39,341	35,461	34,961	43,223	44,212	44,950	45,688
Potable (Imported)	861	922	3	0	0	0	0	0	0	0	0
Recycled	133	706	2,024	1,666	1,199	2,015	3,000	4,500	5,000	6,000	7,000
Total Supply	**43,678**	**44,285**	**46,167**	**43,903**	**40,540**	**37,476**	**37,961**	**47,723**	**49,212**	**50,950**	**52,688**

Source: SGVWC 2011.

Recycled Water

As noted above and shown in Table 5.14-2, SGVWC's water supply sources include recycled water. SGVWC has supplied recycled water to customers for non-potable irrigation uses since the mid-1990s. Recycled water users in SGVWC's service area include several schools, landscape nurseries, the Whittier Narrows Recreation Area, Los Angeles County's Sorenson Park and Public Library, and portions of the Rio Hondo Community College and Rose Hills Memorial Park. Recycled water is produced by LACSD's San Jose Creek Water Reclamation Plant (SJCWRP) and Whittier Narrows Water Reclamation Plant (WNWRP). SGVWC purchases recycled water supplies from Central Basin Municipal Water District, LACSD, and Upper San Gabriel Valley Municipal Water District. Use of recycled water allows SGVWC to reduce the amount of groundwater production required from the Main San Gabriel and Central Basins and deliveries of imported water supplies (SGVWC 2011).

Suburban Water Systems

SWS is a public utility water company that serves a population of approximately 300,000 through approximately 75,000 connections in its service area. SWS has ten operational wells in the Main San Gabriel Basin, with one well, Plant 126 W-2, classified as standby. It has evolved over the years to its current size through a number of mergers with other water companies. SWS has the legal right to pump groundwater from both the Main Basin and Central Basin and can purchase treated imported water from Covina Irrigating Company (CIC) and from MWD through its member agency, Upper San Gabriel Municipal Water District. SWS's water system is divided into two separate water systems, the San Jose Hills District and the Whittier/La Mirada District. Industry lies in the San Jose Hills District. The water supply sources of the San Jose Hills District consist of groundwater produced from the Main Basin, treated surface water from CIC, and treated imported water from MWD. In addition, SWS purchases water from several other water agencies, which include City of Covina, City of Glendora, RWD, VCWD, Valencia Heights Water District, and WVWD.

The San Jose Hills District has a total of approximately 43,000 service connections within the cities of Glendora, Covina, West Covina, La Puente, Industry, Walnut, and unincorporated areas of Los Angeles County including Valinda and Hacienda Heights. Approximately 72 percent are residential, 21 percent are business, 2 percent are industrial, and 5 percent are public agency customers. The San Jose Hills District is divided into five operational service areas, with the City located in the Hacienda Heights Service Area that also includes the community of Hacienda Heights. SWS owns eleven production wells in the Main Basin that serve the San Jose Hills District, all located north of Industry and some out of service due to groundwater contamination. SWS has purchased MWD water through a variety of agencies to compensate for the loss of water from contaminated wells but has plans to reduce those purchases through use of treated water from Valley County Water District's Arrow/Lante treatment facility (part of the Area 2-Baldwin Park Operable Unit).

SWS has a prescriptive pumping right of 24,860.19 AFY in the Main Basin and a pumper's share of 12.58 percent of the OSY. Any excess use of that allotment must be replaced with purchased water plus monetary assessments. The projected average daily water demand within the SWS service area is 168.9 gallons per capita per day (GPCD), based on the averages during a 10-year period between 1999 and 2008. In order to meet SBX7-7 mandatory water conservation measures by year 2020, SWS must meet a target GPCD of 155.3 by year 2015 and 141.6 by 2020. SWS has projected that by 2035, the San Jose Hills service area would use 20,441 AFY from the Main Basin (SWS 2011).

The Main Basin also has a groundwater storage program that has historically functioned to offset drought years such that SWS anticipates that it will have an adequate water supply for the next 20 years under average, single, and multiple dry years (SWS 2011). Total existing and forecast water supplies and demands in SWS's service area are shown in Table 5.14-3.

Table 5.14-3
Historic and Projected Water Demand and Supply in SWS's (San Jose Hills District) Service Area (Acre-Feet)

	2005	2010	2015	2020	2025	2030	2035
Water Demand							
Baseline	32,200	28,300	28,970	28,970	28,970	28,970	28,970
Recycled Water Credit	NA	NA	1,410	1,410	1,410	1,410	1,410
SBX7-7 Water Conservation	NA	NA	-3,540	-810	-810	-810	-810
Total Demand	**32,200**	**28,300**	**31,110**	**28,380**	**28,380**	**28,380**	**28,380**
Water Supply							
Imported Water Purchases	NA	15,289	15,289	15,289	15,289	15,289	15,289
Groundwater	NA	19,294	19,294	20,441	20,441	20,441	20,441
Recycled Water	NA	1,406	1,406	1,406	1,406	1,406	1,406
Total Supply	**32,200**	**35,989**	**35,989**	**37,136**	**37,136**	**37,136**	**37,136**

Source: SWS 2011.

Recycled Water

Recycled water is not currently used in the SWS service area, but a recycled water master plan has been created by three water districts, including SWS, and the City. The City of Industry Regional Recycled Water Project is currently under construction and would introduce new recycled water supplies to the San Jose

Hills service area. The project is a planned multi-agency recycled water facility expansion, which includes the City of Industry, SWS, RWD, and the WVWD. Two phases of facilities are planned; Phase IIB would serve the San Jose Hills service area. Using recycled water within SWS service area would reduce its dependence on imported and groundwater water and would help SWS meet SBX7-7 goals. Recycled water use began in late 2011 (SWS 2011).

LACSD operates the Whittier Narrows Water Reclamation Plant (WRP) and the San Jose Creek WR. Whittier Narrows WRP has a capacity to provide coagulated, filtered, and disinfected tertiary treatment to up to 15 million gallons per day. San Jose Creek WRP has a capacity to provide the same levels of treatment to 100 million gallons per day. Phase IIB of the proposed recycled water facilities would receive treated water solely from San Jose Creek WRP.

Walnut Valley Water District

WVWD provides both potable and nonpotable water within its service area and depends on imported water from MWD for 100 percent of its potable water supply. Total existing and forecast water supplies and demands in WVWD's service area are shown in Table 5.14-4.

Table 5.14-4
Existing and Projected Water Demand and Supply in WVWD Service Area (Acre-Feet)

	2010	2015	2020	2025	2030	2035
Water Demand						
Potable	19,667	24,242	22,319	23,075	23,806	24,496
Recycled	1,750	2,670	3,140	3,516	4,080	4,550
Total Demands	**21,417**	**26,912**	**25,459**	**26,591**	**27,886**	**29,046**
Water Supply						
Potable (Imported)	33,962	42,115	43,992	47,534	49,938	48,912
Recycled water including nonpotable groundwater	2,200	2,670	3,140	3,516	4,080	4,550
Total Supply	**36,162**	**44,785**	**47,132**	**51,050**	**49,938**	**48,912**

Source: WVWD 2011.

Recycled Water

WVWD uses recycled water obtained from LACSD's Pomona WRP. This water is used to irrigate landscaping at parks, schools, and other large public spaces that do not need potable water. The average use of recycled water in the WVWD service area is 537 million gallons per year (WVWD 2011). The Pomona WRP has a capacity to provide secondary and tertiary treatment to 15 million gallons of water per day and currently provides treatment for 13 million gallons of water per day. Of the 13 million gallons treated daily, approximately 8 million gallons (61.5 percent) is used for irrigation at parks, schools, golf courses, greenbelts, etc.; irrigation and dust control at the Spadra Landfill; and industrial use by local manufacturers (LACSD 2011). The remainder is released into San Jose Creek, where it can percolate into the groundwater or eventually flow into the Pacific Ocean.

Groundwater

While groundwater is not used for potable water supply in WVWD's service area, groundwater is pumped as a supplemental source of recycled water during peak demand periods. WVWD produces groundwater from both the Puente and Spadra Groundwater Basins; total production was 688 AF in 2010 (WVWD 2011).

City of Industry Waterworks

CIW is operated and maintained by LPVCWD, and serves the Industry Hills Recreation Center and Babe Zaharias Golf Course and additional disconnected portions in western Industry. Its water sources are the same as those for LPVCWD, that is, groundwater from the Main San Gabriel Groundwater Basin.

Regulatory Setting

State and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

State

Assembly Bill 1881

Assembly Bill 1881 (AB 1881) was enacted in 2006 and added provisions relating to water conservation measures for Water Conservation in Landscaping to Government Code Sections 65591 to 65597, including Public Resources Code Section 25401.9 and Water Code Section 535. Section 25401.9 pertains to landscape equipment. The California Energy Commission has adopted performance standards for landscape irrigation controllers and moisture sensors. Water Code Section 535 pertains to the installation of separate water meters to measure the volume of water used exclusively for landscape purposes for all new connections involving property with more than 5,000 square feet of irrigated landscape and 15 or more service connections after January 1, 2008, except for single-family home connections and agricultural/livestock use.

The basic requirements of AB 1881 relate to the adoption of a statewide model action by January 1, 2009, and enactment of the same ordinance or an equivalent ordinance by all cities, including chartered cities, and counties by January 1, 2010. If a local agency did not adopt a water-efficient landscape ordinance by January 1, 1993, or adopt other specified findings, the current state model ordinance applies to that jurisdiction until CDWR updates the state model ordinance as summarized below.

The basic substantive requirements of AB 1881 are as follows:

1) The California Department of Water Resources is required to update the current model water efficient landscape ordinance by January 1, 2009. The model ordinance is required to "do all the following in order to reduce water use:"

    - Include provisions for water conservation and the appropriate use and groupings of plants that are well-adapted to particular sites.
    - Include a landscape water budget component that establishes the maximum amount of water to be applied through the irrigation system, based on climate, landscape size, irrigation efficiency, and plant needs.
    - Promote the benefits of consistent local ordinances in neighboring areas.
    - Encourage the capture and retention of stormwater onsite to improve water use efficiency or water quality.

- Include provisions for the use of automatic irrigation systems and irrigation schedules based on climatic conditions, specific terrains and soil types, and other environmental conditions.
- Include provisions for onsite soil assessment and soil management plans to promote healthy plant growth and to prevent excessive erosion and runoff.
- Promote the use of recycled water.
- Educate water users.
- Encourage the use of economic incentives to promote the efficient use of water.
- Include provisions for landscape maintenance practices that foster long-term landscape water conservation.
- Include provisions to minimize landscape irrigation overspray.

2) By January 1, 2010, a local agency (cities and counties) must either: a) adopt the updated state model ordinance; or b) adopt "a water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by" the California Department of Water Resources (DWR).

The City has complied with AB 1881 and has codified its water efficient landscape ordinance in Chapter 13.18 (Water Efficient Landscapes) of the City's Municipal Code.

Local

City of Industry Municipal Code

The following provisions from the City's Municipal Code help minimize water supply impacts associated with new development projects and are relevant to the proposed project:

- **Title 13 (Water and Sewers), Chapter 13.18 (Water Efficient Landscapes).** New landscape installations and landscape rehabilitation projects over certain sizes are required to comply with the City's Water Efficient Landscape Ordinance, Municipal Code Chapter 13.18. The Water Efficient Landscape Ordinance contains requirements for landscape design and irrigation design. Where available and consistent with public health guidelines, irrigation systems must use recycled water.

5.14.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

U-2 Would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

U-4 Would not have sufficient water supplies available to serve the project from existing entitlements and resources, and new and/or expanded entitlements would be needed.

The Initial Study, included as Appendix A, substantiates that all impacts associated with the above thresholds would be potentially significant.

5.14.1.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.14-1: ADEQUATE WATER SUPPLY AND TREATMENT SYSTEMS ARE AVAILABLE TO MEET REQUIREMENTS OF FUTURE DEVELOPMENT THAT WOULD BE ACCOMMODATED BY THE GENERAL PLAN UPDATE. [THRESHOLDS U-2 (PART) AND U-4]

Impact Analysis: For the purpose of the following analysis, it is important to note that, based on the requirements of CEQA, this analysis is based on a comparison to existing land uses and does not address the differences that would result from a comparison with the existing General Plan land use map, from which there is little variation when compared to the proposed General Plan land use map.

It is also important to note that the General Plan Update is a regulatory document that sets forth the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Water Supply

Theoretical buildout (post-2305 scenario) of the proposed General Plan Update, including the Industry Business Center (IBC) site, would result in a net increase of approximately 10.7 million square feet of commercial and industrial uses, along with some small net decreases in civic and institutional uses. Water demands resulting from theoretical buildout of the General Plan Update are estimated in Table 5.14-5. As shown in Table 5.14-5, theoretical buildout of the proposed General Plan Update would result in increased water demands of approximately 380,428 gallons per day, or approximately 426 acre-feet per year.

The City is supplied with various water sources and has sufficient water supply for the present and future development needs in the City. No adverse impacts to water supplies from theoretical buildout of the proposed General Plan Update were identified in responses to questionnaires by water providers (see Service Provider Correspondence in Appendix F).[1] In addition, some of the water providers supplying the City forecasted water supplies in excess of water demands over the 2015–2035 period in sufficient amounts to accommodate the forecast increased water use of approximately 426 acre-feet per year.

Additionally, landscape plans for all future development projects would be required to conform to Chapter 13.18 (Water Efficient Landscapes) of the City's Water Efficient Landscape Ordinance, and with the City's Water Efficient Landscape Guidelines. For example, one of the City's water efficiency measures states that water usage should be minimized through the planting of native and low-water species and the utilization of water-efficient and drip irrigation systems. Future project applicants would also be required to obtain a "will-serve" letter from the applicable water provider for individual development projects.

Furthermore, future development projects that would be accommodated by the General Plan Update would be required to comply with the provisions of the 2010 Green Building Standards Code, which contains requirements for indoor water use reduction and site irrigation conservation.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential developments on water supply:

[1] Responses were received from San Gabriel Valley Water Company, Suburban Water Systems, and Walnut Valley Water District.

- Encourage the use of recycled water (RM1-2).
- Encourage the conservation of water resources through the use of drought-tolerant plants and water-saving irrigation systems (RM1-3).

Therefore, existing water resources would be adequate to handle the proposed project and no significant impacts to water supply would occur.

Table 5.14-5
Estimated Net Change in Water Demands due to Theoretical Buildout of the General Plan Update

Land Use	Units	Quantity			Water Demand (gallons per day)	
		Existing Land Uses	Proposed Land Use Plan	Net Increase/ Decrease	Per Unit[1]	Total
Retail, Big Box Retail, and Auto Dealers	Square Feet	9,168,015	10,528,937	1,360,923	0.188	255,854
Office	Square Feet	1,638,311	2,040,199	251,606	0.25	62,902
Manufacturing, Assembly, Light Industrial, and Multiple Use	Square Feet	29,451,871	34,900,073	5,448,202	0.031	168,894
Warehousing and Distribution	Square Feet	54,856,955	58,680,240	3,823,285	0.031	118,522
Open Storage and Commercial Storage	Square Feet	511,450	342,301	-169,149	0.031	-5,244
Hotels and Motels	Square Feet	661,263	661,263	0	0.25	0
Residential	Dwelling Units	59	59	0	325	0
Schools	Acres	87.2	87.2	0	3000	0
Public Facilities, Museums, and Religious Facilities	Acres	100	17	-83	3000	-249,000
Special Uses and Nursing Home	Acres	10	6	-4	3000	-12,000
Commercial Recreation[2]	Acres	386	395	9	4,500	40,500
Parks and Open Space[2]	Acres	0	236	236	0	0
Waterways and Flood Control Channels	Acres	288	306	18	0	0
Railroads, utilities, and transportation/communication	Acres	652	593	-59	0	0
Roads	Acres	800	800	0	0	0
Total	—	—	—	—	—	**380,428**

[1] Water demand factors for land uses in square feet and dwelling units are 125 percent of wastewater generation factors from Los Angeles County Sanitation Districts. Water demand factors for land uses in acres are from Eastern Municipal Water District.
[2] All existing parks and recreation uses (386 acres) are classified for this analysis as commercial recreation that is irrigated. All 395 acres of commercial recreation in the General Plan Update are assumed to be irrigated. The additional 236 acres of parks/open space in the General Plan Update are assumed to be nonirrigated.

Water Treatment Facilities

Water demands generated by future development that would be accommodated by the General Plan Update could be accommodated by existing water treatment facilities in the region, which include MWD's Weymouth Filtration Plant in the City of La Verne, which treats up to 520 million gallons per day (mgd; MWD 2011a); Three Valleys Municipal Water District's Miramar Water Treatment Plant in the City of Claremont, which has capacity of 25 mgd (MWD 2011b); and a LPVCWD groundwater treatment facility with capacity of 3.5 mgd. Theoretical buildout of the General Plan Update would not require construction of new or expanded water treatment facilities.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential development on water supply and systems:

- Work with local water providers to construct, maintain, and upgrade our water supply, transmission, storage and treatment facilities to support existing and new development (RM1-1).

Therefore, no substantial adverse impact to water treatment facilities would occur.

IMPACT 5.14-2 FUTURE DEVELOPMENT THAT WOULD BE ACCOMMODATED BY THE GENERAL PLAN UPDATE COULD REQUIRE EXPANSION OR RELOCATION OF EXISTING WATER MAINS. [THRESHOLDS U-2 (PART)]

Impact Analysis: Future development that would be accommodated by the proposed General Plan Update could require installation of expanded water mains; installation of expanded fire service mains; or relocation of water mains in utility easements through private property. Water mains requiring expansion would likely be under roadways. Impacts of replacing water mains with expanded water mains would include noise and air quality impacts, and traffic impacts resulting from temporary closures of some roadway lanes. Development projects pursuant to the General Plan Update would be subject to case-by-case independent CEQA review. Impacts of expansion or relocation of water mains would be addressed in the CEQA and/or development plan review for individual projects. Additionally, water infrastructure improvements associated with development activities under the General Plan Update would be required to be designed and constructed pursuant to City's and Los Angeles County's engineering standards.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential development on water supply and systems:

- Work with local water providers to construct, maintain, and upgrade our water supply, transmission, storage, and treatment facilities to support existing and new development (RM1-1).

Therefore, no substantial adverse impact to water infrastructure would occur.

5.14.1.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce potential impacts on water supply and systems as a result of future development in Industry. Policy number references are provided in parentheses.

Resource Management Element

- Work with local water providers to construct, maintain, and upgrade our water supply, transmission, storage, and treatment facilities to support existing and new development (RM1-1).
- Encourage the use of recycled water (RM1-2).
- Encourage the conservation of water resources through the use of drought-tolerant plants and water-saving irrigation systems (RM1-3).

5.14.1.5 Existing Regulations

State

- AB 1881: California Water Conservation in Landscaping Act of 2006
- 2010 Green Building Standards Code

Local

- City of Industry Municipal Code, Title 13 (Water and Sewers) Chapter 13.18 (Water Efficient Landscapes)
- City of Industry Water Efficient Landscape Guidelines

5.14.1.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.14-1 and 5.14-2.

5.14.1.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.14.1.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to water supply and systems.

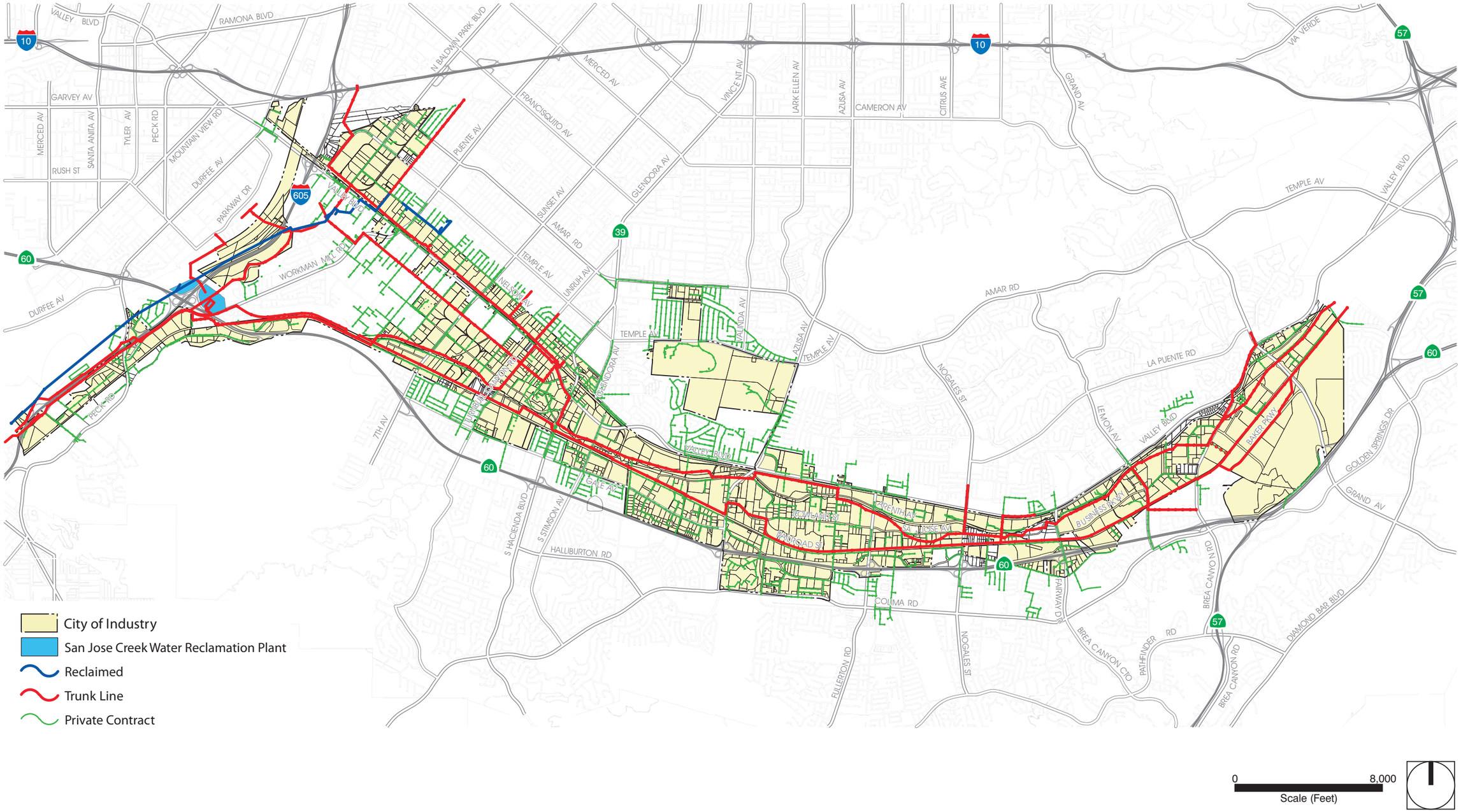
5.14.2 Wastewater

5.14.2.1 Environmental Setting

Wastewater Treatment and Collection

Wastewater treatment for the City is provided through LACSD, whose purpose is to construct, operate, and maintain facilities that collect, treat, recycle, and dispose of domestic and industrial wastewater. Individual districts operate and maintain their own portions of the collection system. There are 24 independent districts serving Los Angeles County, with the City located in portions of Districts 15, 18, and 21. Within these districts, cities are responsible for collection of wastewater through local lines, which feed to major trunk lines that vary from 8 inches to 144 inches in diameter. The boundaries of these districts and the size and location of major wastewater lines are shown in Figure 5.14-2, *Wastewater Treatment System*. Nearly 62 miles of trunk lines serve the City.

Wastewater Treatment System



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Seventeen sanitation districts, including those that cover Industry, are served by a regional, interconnected system of facilities known as the Joint Outfall System (JOS). The JOS operates upstream water reclamation plants (WRP) for recycled water and a downstream joint water pollution control plant (JWPCP) that treats wastewater with a higher industrial contribution and the solids that are removed at the upstream plants.

The San Jose Creek WRP, which serves the City, is located on the western boundary of Industry, as shown in Figure 5.14-2. The San Jose Creek WRP is the largest of the water reclamation plants with a treatment capacity of 100 million gallons per day (mgd); average daily flows in September 2011 were 75.2 mgd (Raza 2012). It provides primary, secondary, and tertiary treatment that yields at least 35 mgd of purified (recycled) water, some of which is available for use within Industry.

Industrial Wastewater Pretreatment

Industrial users that discharge industrial wastewater are required to obtain an Industrial Wastewater Discharge Permit. The application review process will determine if a pretreatment program is necessary, and if so, LACSD staff will determine if the pretreatment equipment proposed is adequate to meet appropriate discharge limits and to determine compliance with LACSD's spill containment, flow monitoring, rainwater diversion, and combustible gas monitoring policies. The applications are reviewed secondarily for compliance with federal standards.

LACSD operates a pretreatment program for significant industrial users (SIUs) to help protect the environment, the public, LACSD workers, and to ensure compliance with the EPA. Through this program, LACSD regulates a diverse industrial base consisting of over 2,600 industries, among which approximately 1,000 are SIUs. For 2009, LACSD reported that there were 1,165 businesses in Los Angeles County listed as SIUs that required the pretreatment program (LACSD 2012a). Of that number, 61 were located in Industry and only 15 fell into the federal categorical pretreatment program (with point source standards). Nine different categories are represented, with the largest number of businesses (7) being in the metal finishing category.

Regulatory Setting

Federal and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

Federal

Clean Water Act

The Clean Water Act (CWA) is a 1977 amendment to the Federal Water Pollution Control Act of 1972. The CWA is the principal statute governing water quality. It establishes the basic structure for regulating discharges of pollutants into the waters of the United States and gives the EPA the authority to implement pollution-control programs, such as setting wastewater standards for industry.

National Pollution Discharge Elimination System (NPDES)

Under the National Pollutant Discharge Elimination System (NPDES) program promulgated under Section 402 of the CWA, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain an NPDES permit. The term pollutant broadly includes any type of industrial, municipal, and agricultural waste discharged into water. Point sources are discharges from publicly owned treatment works (POTWs), discharges from industrial facilities, and discharges associated with urban runoff. While the NPDES program addresses certain specific types of agricultural activities, the majority of agricultural facilities are defined as non-point sources and are exempt from NPDES regulation. Pollutant

contributors come from direct and indirect sources. Direct sources discharge directly to receiving waters, whereas indirect sources discharge wastewater to POTWs, which in turn discharge to receiving waters. Under the national program, NPDES permits are issued only to direct point-source discharges.

The National Pretreatment Program addresses industrial and commercial indirect dischargers. Municipal sources are POTWs that receive primarily domestic sewage from residential and commercial customers. Specific NPDES program areas applicable to municipal sources are the National Pretreatment Program, the Municipal Sewage Sludge Program, Combined Sewer Overflows, and the Municipal Storm Water Program. Non-municipal sources include industrial and commercial facilities. Specific NPDES program areas applicable to these industrial/commercial sources are: Process Wastewater Discharges, Non-Process Wastewater Discharges, and the Industrial Storm Water Program. NPDES issues two basic permit types: individual and general. Also, the EPA has recently focused on integrating the NPDES program further into watershed planning and permitting.

The NPDES has a variety of measures designed to minimize and reduce pollutant discharges. All counties with storm drain systems that serve a population of 50,000 or more, as well as construction sites one acre or more in size, must file for and obtain an NPDES permit. Another measure for minimizing and reducing pollutant discharges to a publicly owned conveyance or system of conveyances (including roadways, catch basins, curbs, gutters, ditches, man-made channels and storm drains, designed or used for collecting and conveying stormwater) is the EPA's Storm Water Phase II Final Rule. The Phase II Final Rule requires an operator (such as a City) of a regulated small municipal separate storm sewer system (MS4) to develop, implement, and enforce a program (e.g., best management practices, ordinances, or other regulatory mechanisms) to reduce pollutants in post-construction runoff to the City's storm drain system from new development projects that result in the land disturbance of greater than or equal to one acre.

In California, the State Water Resources Control Board (SWRCB) and local Regional Water Quality Control Boards (RWQCB) have assumed the responsibility of implementing the EPA's NPDES permit program. SWRCB is the regulating authority for industrial and construction activities, while the Los Angeles RWQCB issues and enforces MS4 stormwater permits in the County of Los Angeles, including the City. Stormwater quality requirements for construction projects of one acre or more in area are contained in the Statewide General Construction Permit, Order No. 2009-0009-DWQ issued by SWRCB.

Local

City of Industry Municipal Code

The following provisions from the City's Municipal Code related to drainage facilities are relevant to future development that would be accommodated by the General Plan Update.

- ***Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.320 (Unlawful Dumping).*** Prohibits unlawful dumping into any storm drain or channel within the City.

- ***Title 13 (Water and Sewers), Chapter 13.16 (Storm Water and Urban Runoff Pollution Control).*** Incorporates by reference and adopts many of the provisions outlined in Los Angeles RWQCB's MS4 permit, Industrial Stormwater General Permit, and General Construction Permit. Provisions include prohibition for illicit discharges and connections; control of pollutants from sites of industrial activity to the City's MS4; prohibitions for spills, dumping and disposal; requirements for the implementation of BMPs; construction activity storm water measures.

- ***Title 13 (Water and Sewers), Chapter 13.17 (Standard Urban Storm Water Mitigation Plan Implementation).*** Incorporates by reference and adopts many of the provisions outlined in Los Angeles RWQCB's Standard Urban Stormwater Mitigation Plan (SUSMP). Provisions include limitations on the rate of discharge; subdivision design standards; and guidance and standards for the design, implementation, and maintenance of BMPs.

- ***Title 16 (Subdivisions), Chapter 16.42 (Drainage and Sewer Facilities), Section16.42.010 (Payment of Fees Required)***. Prior to filing any final map or parcel map, the subdivider shall pay or cause to be paid any fees for de-fraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and stormwaters from local or neighborhood drainage areas or sanitary sewer facilities for local sanitary sewer areas established pursuant to Section 66483 of the California Government Code.

5.14.2.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

U-1 Would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

U-2 Would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

U-5 Would result in a determination by the wastewater treatment provider which serves or may serve the project that is has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

The Initial Study, included as Appendix A, substantiates that all impacts associated with the above thresholds would be potentially significant.

5.14.2.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.14-3: WASTEWATER GENERATED BY FUTURE DEVELOPMENT THAT WOULD BE ACCOMMODATED BY THE GENERAL PLAN UPDATE COULD BE ADEQUATELY TREATED BY THE WASTEWATER PROVIDER SERVING THE CITY. [THRESHOLDS U-2 (PART), AND U-5]

Impact Analysis: For the purpose of the following analysis, it is important to note that, based on the requirements of CEQA, this analysis is based on a comparison to existing land uses and does not address the differences that would result from a comparison with the existing General Plan land use map, from which there is little variation when compared to the proposed General Plan land use map.

It is also important to note that the General Plan Update is a regulatory document that sets forth the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Wastewater Generation

Estimated wastewater generation in accordance with theoretical buildout of the General Plan Update is shown in Table 5.14-6. As shown in this table, estimated wastewater generation would increase by a net of approximately 277,417 gallons per day.

Table 5.14-6
Estimated Net Change in Wastewater Generation due to Theoretical Buildout of the General Plan Update

Land Use	Units	Quantity			Water Demand (gallons per day)	
		Existing Land Uses	Proposed Land Use Plan	Net Increase/ Decrease	Per Unit[1]	Total
Retail, Big Box Retail, and Auto Dealers	Square Feet	9,168,015	10,528,937	1,360,923	0.15	204,138
Office	Square Feet	1,638,311	2,040,199	251,606	0.2	50,321
Manufacturing, Assembly, Light Industrial, and Multiple Use	Square Feet	29,451,871	34,900,073	5,448,202	0.025	136,205
Warehousing and Distribution	Square Feet	54,856,955	58,680,240	3,823,285	0.025	95,582
Open Storage and Commercial Storage	Square Feet	511,450	342,301	-169,149	0.025	-4,229
Hotels and Motels	Square Feet	661,263	661,263	0	0.2	0
Residential	Dwelling Units	59	59	0	260	0
Schools	Acres	87.2	87.2	0	2,715	0
Public Facilities, Museums, and Religious Facilities	Acres	100	17	-83	2,715	-225,345
Special Uses and Nursing Home	Acres	10	6	-4	2,715	-10,860
Commercial Recreation[2]	Acres	386	395	9	129	1,161
Parks and Open Space[2]	Acres	0	236	236	129	30,444
Waterways and Flood Control Channels	Acres	288	306	18	0	0
Railroads, utilities, and transportation/communication	Acres	652	593	-59	0	0
Roads	Acres	800	800	0	0	0
Total	—	—	—	—	—	**277,417**

1 Wastewater generation rates for land uses in square feet and dwelling units are from City of Los Angeles 2006; generation rates for land uses in acres are from Orange County Sanitation District.

As stated earlier, the San Jose Creek WRP, which serves the City, is the largest of the water reclamation plants with a treatment capacity of 100 mgd; average daily flows in September 2011 were 75.2 mgd (Raza 2012). Therefore, there is sufficient existing wastewater treatment capacity in the region for the estimated net increase in wastewater that would be generated by theoretical buildout of the General Plan Update.

Additionally, future development projects would be required to adhere to the applicable standard conditions outlined in Section 17.36.080 (Standard Conditions of Approval) of the City's Municipal Code. For example, as outlined in Section 17.36.080.A.6, project applicants are required to supply sanitary sewer facilities to serve all buildings to the satisfaction of the City Engineer prior to the final approval of the development and hookup of utilities.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential development on wastewater systems:

- Require the management of wastewater discharge and collection consistent with requirements adopted by the Regional Water Quality Control Board (RM1-8).

Therefore, no substantial adverse impact to wastewater treatment facilities would occur as a result of implementation of the General Plan Update.

IMPACT 5.14-4: FUTURE DEVELOPMENT PROJECTS THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE WOULD NOT EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD. [THRESHOLD U-1]

Impact Analysis: Future development projects that would be accommodated by the General Plan Update would be required to prepare and implement SUSMPs in compliance with requirements of the MS4 Permit issued by the Los Angeles RWQCB. Construction projects of one acre or more in area developed pursuant to the General Plan Update would be required prepare and implement Stormwater Pollution Prevention Plans in accordance with the requirements of General Construction Permit, Order No. 2009-0009-DWQ. New or expanded industrial operations in the City developed pursuant to the General Plan Update would be required to comply with the LACSD Industrial Wastewater Discharge Permit program.

Additionally, future development pursuant to the General Plan Update would be subject to the provisions outlined in Sections 8.20.320 (Unlawful Dumping) and 16.42.010 (Payment of Fees Required) and Chapters 13.16 (Storm Water and Urban Runoff Pollution Control) and 13.17 (Standard Urban Storm Water Mitigation Plan Implementation) of the City's Municipal Code.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential development on wastewater systems:

- Require the control and management of urban runoff, consistent with Regional Water Quality Control Board and Los Angeles County MS4 Permit regulations (RM1-4).

- Seek and pursue the most efficient and cost-effective means of implementing NPDES permit requirements. Allow new development projects to creatively implement NPDES standards and requirements (RM1-5).

- Encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional stormdrain systems (RM1-6).

- Require the management of wastewater discharge and collection consistent with requirements adopted by the Regional Water Quality Control Board (RM1-8).

5.14.2.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce potential impacts on wastewater systems as a result of future development in Industry. Policy number references are provided in parentheses.

Resource Management Element

- Require the control and management of urban runoff, consistent with Regional Water Quality Control Board and Los Angeles County MS4 Permit regulations (RM1-4).
- Seek and pursue the most efficient and cost-effective means of implementing NPDES permit requirements. Allow new development projects to creatively implement NPDES standards and requirements (RM1-5).
- Encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional stormdrain systems (RM1-6).
- Require the management of wastewater discharge and collection consistent with requirements adopted by the Regional Water Quality Control Board (RM1-8).

5.14.2.5 Existing Regulations

Federal

- NPDES regulations (Code of Federal Regulations Title 40 Parts 122 et seq.)

City of Industry Municipal Code

- Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.320 (Unlawful Dumping)
- Title 13 (Water and Sewers), Chapter 13.16 (Storm Water and Urban Runoff Pollution Control)
- Title 13 (Water and Sewers), Chapter 13.17 (Standard Urban Storm Water Mitigation Plan Implementation)
- Title 16 (Subdivisions), Chapter 16.42 (Drainage and Sewer Facilities), Section16.42.010 (Payment of Fees Required)
- Title 17 (Zoning), Chapter 17.36 (Design Review), Section 17.36.080 (Standard Conditions of Approval)

5.14.2.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.14-3, and 5.14-4.

5.14.2.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.14.2.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to wastewater systems.

5.14.3 Stormwater

5.14.3.1 Environmental Setting

Storm Drainage Systems

Regional stormwater management in the City is overseen by the Los Angeles Flood Control District (LACFD), which is under the authority and responsibility of the County of Los Angeles Department of Public Works (LADPW). Within LACFD, planning and policy issues are overseen by the Watershed Management Division. Maintenance and operational efforts are overseen by the Public Works Flood Maintenance and Water Resources Divisions, respectively (LADWP 2010). LACFD is the principal permittee under the NPDES permit program for stormwater discharges.

The primary infrastructure for managing flooding and stormwater in and around the City is shown in Figure 5.8-2, *Stormwater Drainage System*. It consists of underground storm pipes and drains that empty into mostly engineered tributaries of the San Gabriel River. Shown in Figure 5.8-2 are the main named tributaries that have not been completely enclosed for their entire length. The primary receiving body for stormwater in Industry is San Jose Creek, which is a fully lined, open concrete channel for most of its length. The other flood control structures shown in Figure 5.8-2 may have a combination of sand, natural, or concrete bottoms and rip-rap or concrete sides; these include Walnut Creek along the northwest City boundary and Puente Creek in the western part of the City (see Figure 5.8-2). Other open tributary structures that carry stormwater to San Jose Creek exist in the area but may be placed underground by the time they reach City boundaries and are not shown in Figure 5.8-2.

Regulatory Setting

Federal, state and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

Federal

National Pollutant Discharge Elimination System

The Clean Water Act is a 1977 amendment to the Federal Water Pollution Control Act of 1972. The CWA is the principal statute governing water quality. It establishes the basic structure for regulating discharges of pollutants into the waters of the United States and gives EPA the authority to implement pollution-control programs, such as setting wastewater standards for industry. The 1987 amendments to the CWA added Section 402(p), which established a framework for regulating municipal, industrial, and construction stormwater discharges under the NPDES permit program. EPA published final regulations regarding stormwater discharges on November 16, 1990. The regulations require that municipal separate storm sewer system (MS4) discharges and industrial (including construction) stormwater discharges to surface waters be regulated by a NPDES permit. Under the current regulatory program, NPDES stormwater permits are required for most municipalities, certain industrial facilities, and construction activities that result in a land disturbance of one acre or more. Individual and general stormwater permits contain standard requirements to use best management practices (BMPs) to reduce pollutants in construction and postconstruction runoff to a city's storm drain system from new development projects.

In California, the SWRCB and RWQCBs have assumed the responsibility of implementing the USEPA's NPDES permit program. SWRCB is the regulating authority for industrial and construction activities, while LARWQCB issues and enforces MS4 stormwater permits in the County of Los Angeles, including the City.

State

General Construction Permit

Pursuant to the CWA Section 402(p) requiring regulations for permitting of certain stormwater discharges, SWRCB issued a statewide general NPDES permit and waste discharge requirements (WDRs) for stormwater discharges from construction sites. The GCP, WDRs Order No. 2009-0009-DWQ and NPDES Permit No. CAS000002 were adopted by SWRCB on September 2, 2009, and became effective on July 1, 2010. The newly adopted GCP supersedes Order 99-08-DWQ and is required to be enforced by each local RWQCB unless the local RWQCB issues its own GCP, which it may choose to do.

The GCP regulates discharges of pollutants in stormwater associated with construction activity (stormwater discharges) to waters of the United States from construction sites that disturb one or more acres of land surface, or that are part of a common plan of development or sale that disturbs more than one acre of land surface. Under the GCP, proponents of sites of one acre or greater are required to either obtain individual NPDES permits for stormwater discharges or be covered by the GCP. Coverage under the GCP is accomplished by completing and filing a Notice of Intent (NOI) with SWRCB. Each applicant under the GCP is required to develop a Stormwater Pollution Prevention Plan (SWPPP) prior to grading activities and required to implement the SWPPP during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site.

In the Los Angeles Region, where the City is located, SWRCB is the permitting authority, while Los Angeles RWQCB provides local oversight and enforcement of the GCP.

Industrial Stormwater Permit

Pursuant to the CWA Section 402(p), SWRCB issued a statewide general NPDES permit and WDRs for stormwater associated with industrial activities. The Industrial Stormwater General Permit (ISGP) is implemented under WDRs Order No. 97-03-DWQ and NPDES Permit No. 000001. Coverage under the ISGP is based on a facility's standard industrial classification (SIC) (replaced by North American Industrial Classification System).

Coverage under the ISGP is obtained by filing an NOI with SWRCB. Each permittee is required to prepare and implement a SWPPP to help identify the sources of pollution that affect the quality of industrial stormwater discharges and authorized non-stormwater discharges, and to describe and ensure the implementation of BMPs to the best available technology economically achievable/best conventional pollutant control technology (BAT/BCT) standard to reduce or prevent pollutants in stormwater discharges and authorized non-stormwater discharges. The ISGP requires the permittee to conduct an annual comprehensive site-compliance evaluation as part of the SWPPP. The ISGP also requires collection and analysis of stormwater discharge samples (for a specific suite of parameters that are based on the SIC), as well as visual observations of runoff in wet and dry weather. For certain types of light industrial operations (SICs defined in the ISGP), ISGP coverage is only required if industrial materials, equipment, or activities are exposed to stormwater.

In the Los Angeles region, where the City is located, SWRCB is the permitting authority, while Los Angeles RWQCB provides local oversight and enforcement of the ISGP through LACSD.

Local

Stormwater Permit (MS4 Permit)

In December of 2001, LARWQCB issued an MS4 permit (No. CAS6118036) under Order No. 01-182 to the County of Los Angeles. Order 01-182 designates LACFCD as the permittee, and the County of Los Angeles and 84 incorporated cities as co-permittees. The permittee coordinates and facilitates activities necessary to comply with the requirements of Order 01-182, but is not responsible for ensuring the compliance of any co-permittee. Whereas the GCP is issued statewide, MS4 permits are issued by local RWQCBs in order to provide the means to address stormwater quality issues specific to the local watershed or region. As a result, MS4 permits are a more prescriptive level of regulation, requiring permittees to develop and implement a stormwater management program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). Pursuant to the Los Angeles County MS4 permit, the City and county are responsible for controlling or limiting urban pollutants generated by construction and postconstruction activities from reaching their MS4s.

Basin Plan

In 1994, the Water Quality Control Plans for the Santa Clara River Basin and Los Angeles River Basin were comprehensively updated and combined into one volume, entitled Water Quality Control Plan–Los Angeles Region (4) (Basin Plan). The Basin Plan was adopted by Los Angles RWQCB on June 13, 1994, and approved by SWRCB on November 17, 1994, and by the State Office of Administrative Law on February 23, 1995. The Basin Plan contains the region's water quality standards, which consist of designated beneficial uses for surface and ground waters, narrative or numeric water quality objectives to protect those beneficial uses, and a policy to maintain high quality waters. The Basin Plan also includes implementation plans for water quality objectives to protect all waters in the region through various regulatory programs, including TMDLs for impaired water bodies, WDRs, NPDES permits, waivers, and remediation programs.

The California Water Code Section 13240 directs the state and regional boards to periodically review and update basin plans. Additionally, CWA Section 303(c) directs states to review water quality standards every three years and, as appropriate, modify and adopt new standards. During this triennial review, possible revisions to the basin plan are prioritized and implemented through future Basin Plan amendments over the course of a three-year period, based upon available resources. The triennial review process occurs in three phases and is cyclical, meaning that at the end of a three-year review period, the review process begins again with the next three-year period. In this sense, the review process is ongoing, reflecting the continuing planning process followed by the RWQCBs. The last triennial review period was from 2008 to 2010.

City of Industry Municipal Code

The following provisions from the City's Municipal Code related to drainage facilities are relevant to future development that would be accommodated by the General Plan Update.

- ***Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.320 (Unlawful Dumping).*** Prohibits unlawful dumping into any storm drain or channel within the City.
- ***Chapter 13.16 (Storm Water and Urban Runoff Pollution Control).*** Incorporates by reference and adopts many of the provisions outlined in Los Angeles RWQCB's MS4 permit, ISGP, and GCP. Provisions include prohibition for illicit discharges and connections; control of pollutants from sites of industrial activity to the City's MS4; prohibitions for spills, dumping and disposal; requirements for the implementation of BMPs; construction activity storm water measures.

- ***Title 13 (Water and Sewers), Chapter 13.17 (Standard Urban Storm Water Mitigation Plan Implementation).*** Incorporates by reference and adopts many of the provisions outlined in Los Angeles RWQCB's SUSMP. Provisions include limitations on the rate of discharge; subdivision design standards; and guidance and standards for the design, implementation, and maintenance of BMPs.

- ***Title 13 (Water and Sewers), Chapter 13.18 (Water Efficient Landscapes).*** Chapter 13.18 recommends selection of water-conserving plant and turf species, and requires use of irrigation systems with automatic controllers using either evapotranspiration or soil moisture sensor data, thereby limiting runoff due to over-irrigation or irrigation spray onto impervious surfaces.

- ***Title 16 (Subdivisions), Chapter 16.42 (Drainage and Sewer Facilities), Section16.42.010 (Payment of Fees Required)***. Prior to filing any final map or parcel map, the subdivider shall pay or cause to be paid any fees for de-fraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and stormwaters from local or neighborhood drainage areas or sanitary sewer facilities for local sanitary sewer areas established pursuant to Section 66483 of the California Government Code.

- ***Title 17 (Zoning Code), Chapter 17.36 (Design Review), Section 17.36.080 (Standard Conditions of Approval)***.

  A. The following conditions are standard conditions of approval, all of which are imposed as conditions of approval for any development plan submitted to the city council pursuant to this chapter, unless expressly made inapplicable by the city council:

  2. The applicant shall provide drainage and grading plans to be approved by the City Engineer prior to the issuance of a building permit. Such plans shall be in substantial conformity with the development plans approved pursuant to this chapter.

  13. The applicant shall construct storm drains to the satisfaction of the City engineer prior to the final approval of the development and the hookup of utilities.

  11. The applicant shall construct curb, gutter, paveout, and necessary drainage facilities along street frontage in accordance with city standards and specifications as shown by the "City of Industry Standard Plans."

5.14.3.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

U-3 Would require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The Initial Study, included as Appendix A, substantiates that all impacts associated with the above threshold would be potentially significant.

5.14.3.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.14-5: ***EXISTING AND/OR PROPOSED STORM DRAINAGE SYSTEMS ARE ADEQUATE TO SERVE THE DRAINAGE REQUIREMENTS OF FUTURE DEVELOPMENT PROJECTS THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE. [THRESHOLD U-3]***

Impact Analysis: Theoretical buildout of the proposed General Plan Update would involve development or redevelopment of approximately 18.2 million square feet of industrial and commercial space, and a net reduction of approximately 230 acres of institutional and parks/open space uses. Most of the new industrial and commercial land uses would be redevelopment rather than new development, as there is little vacant land in the City outside of the IBC site.

All future construction projects of one acre or more would be required to comply with the Statewide GCP, WDRs Order No. 2009-0009-DWQ, and NPDES Permit No. CAS000002. Under the GCP, proponents of sites of one acre or greater are required to either obtain individual NPDES permits for stormwater discharges or be covered by the GCP. NPDES permits for discharges of stormwater from construction sites require that each applicant under the GCP develop a SWPPP prior to grading activities and implement the SWPPP during construction. The primary objective of the SWPPP is to identify, construct, implement, and maintain BMPs to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site.

Projects approved and/or implemented under the General Plan Update would be required to control pollutants in discharges of stormwater from postconstruction activities under Los Angeles County's MS4 permit (No. CAS6118036). Additionally, certain industrial activities (specific SICs are included in Attachment 1 of the ISGP) would require coverage under the ISGP, which is implemented under WDRs Order No. 97-03-DWQ and NPDES Permit No. 000001. Each permittee is required to prepare and implement a SWPPP, which outlines BMPs to reduce or prevent pollutants in stormwater discharges and authorized non-stormwater discharges.

Additionally, future development that would be accommodated by the General Plan Update would be subject to the provisions outlined in Sections 8.20.320 (Unlawful Dumping) and 16.42.010 (Payment of Fees Required) and Chapters 13.16 (Storm Water and Urban Runoff Pollution Control), 13.17 (Standard Urban Storm Water Mitigation Plan Implementation), and 13.18 (Water Efficient Landscapes) of the City's Municipal Code. Future project developers would be required to adhere to the applicable standard conditions outlined in Section 17.36.080 (Standard Conditions of Approval) of the City's Municipal Code. For example, Chapter 13.18 recommends selection of water-conserving plant and turf species, and requires use of irrigation systems with automatic controllers using either evapotranspiration or soil moisture sensor data. Compliance with the provisions of Chapter 13.18 would limit runoff due to over irrigation or irrigation spray onto impervious surfaces.

Furthermore, the City and the County of Los Angeles require that stormwater drainage systems be designed in accordance with the Los Angeles County Flood Control District guidelines and that new development projects demonstrate that the stormwater drainage system has sufficient capacity to handle any added flow.

Under the policies of the Resource Management Element, the City would also take the following actions to reduce impacts of potential development on wastewater systems:

- Require the control and management of urban runoff, consistent with Regional Water Quality Control Board and Los Angeles County MS4 Permit regulations (RM1-4).

- Seek and pursue the most efficient and cost-effective means of implementing NPDES permit requirements. Allow new development projects to creatively implement NPDES standards and requirements (RM1-5).

- Encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional stormdrain systems (RM1-6).

- Prohibit the disposal of hazardous and electronic waste into the municipal waste stream (RM4-2).

Therefore, implementation of the General Plan Update would not cause a substantial impact to storm drainage systems.

5.14.3.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce potential impacts on storm drainage systems as a result of future development in Industry. Policy number references are provided in parentheses.

Resource Management Element

- Require the control and management of urban runoff, consistent with Regional Water Quality Control Board and Los Angeles County MS4 Permit regulations (RM1-4).

- Seek and pursue the most efficient and cost-effective means of implementing NPDES permit requirements. Allow new development projects to creatively implement NPDES standards and requirements (RM1-5).

- Encourage the use of low impact development strategies to intercept runoff, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional stormdrain systems (RM1-6).

- Prohibit the disposal of hazardous and electronic waste into the municipal waste stream (RM4-2).

5.14.3.5 Existing Regulations

State and Local

- General Construction Permit, implemented under WDRs Order No. 2009-0009-DWQ and NPDES Permit No. CAS000002
- Industrial Stormwater General Permit, implemented under WDRs Order No. 97-03-DWQ and NPDES Permit No. 000001
- Los Angels County MS4 permit (No. CAS6118036) under Order No. 01-182

City of Industry Municipal Code

- Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.320 (Unlawful Dumping)
- Title 13 (Water and Sewers), Chapter 13.16 (Storm Water and Urban Runoff Pollution Control)
- Title 13 (Water and Sewers), Chapter 13.17 (Standard Urban Storm Water Mitigation Plan Implementation)
- Title 13 (Water and Sewers), Chapter 13.18 (Water Efficient Landscapes)
- Title 16 (Subdivisions), Chapter 16.42 (Drainage and Sewer Facilities), Section16.42.010 (Payment of Fees Required)
- Title 17 (Zoning Code), Chapter 17.36 (Design Review), Section 17.36.080 (Standard Conditions of Approval)

5.14.3.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.14-5.

5.14.3.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.14.3.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to wastewater systems.

5.14.4 Solid Waste

5.14.4.1 Environmental Setting

Solid Waste Disposal

Solid waste disposal facilities are provided to the City by LACSD. Three LACSD solid waste facilities are located in the City: the Puente Hills Landfill, the Puente Hills Material Recovery Facility (MRF), and the Puente Hills Intermodal Facility (PHIMF). The PHIMF is part of an LACSD waste-by-rail system, planned to begin operation in mid/late 2012, which will transport waste to the Mesquite Regional Landfill in Imperial County. The waste-by-rail system will have a capacity of 8,000 tons per day; the Mesquite Regional Landfill has capacity for 100 years disposal at that rate (LACSD 2012b); that is, 208,000,000 tons or 390,000,000 cubic yards assuming five-day-per-week operation. Because local landfill capacities are limited and the Puente Hills Landfill will soon close, the PHIMF will expand the County's ability to dispose of waste by providing a facility that transfers containerized municipal solid waste and transports it by train to a remote landfill.

Solid Waste Collection

Solid waste from the City is collected by Valley Vista Services, which holds the sole franchise for solid waste collection in the City.

Regulatory Setting

State and local laws, regulations, plans, or guidelines that are potentially applicable to the proposed project are summarized below.

State

California Integrated Waste Management Act

Assembly Bill (AB) 939 (Chapter 1095, Statutes of 1989), the Integrated Waste Management Act, requires, among other things, every California city and county to divert 50 percent of its waste from landfills by the year 2000. In addition, AB 939 requires each county and each city within the county to prepare a Source Reduction and Recycling Element for its jurisdiction, identifying waste characterization, source reduction, recycling, composting, solid waste facility capacity, education and public information, funding, special waste (asbestos, sewage sludge, etc.), and household hazardous waste, and a countywide siting element, specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the jurisdiction that cannot be reduced or recycled for a 15-year period.

California Solid Waste Reuse and Recycling Access Act

AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, added Sections 42900 et seq. of the California Public Resources Code. AB 1327 required the California Integrated Waste Management Board (CIWMB) to develop a model ordinance requiring adequate areas for the collection and loading of recyclable materials in development projects. Local agencies were then required to adopt and enforce either the model ordinance, or an ordinance of their own, by September 1, 1993.

Local

City of Industry Municipal Code

The following provisions from the City's Municipal Code help minimize solid waste impacts associated with new development projects and are relevant to the proposed project:

- **Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.040 (Solid Waste Collection Required).** As outlined in Section 8.20.040, every owner or occupant of any premises in the City shall pay the rate or rates set by the City, a component of which rate shall be applied to the solid waste recovery fund. Additionally, every owner or occupant of any premises in the City shall maintain, at minimum, a bin of not less than two cubic yards with collection service occurring not less than one time per week.

- **Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.140 (Solid Waste Bins).** As outlined in Section 8.20.140, all owners or occupants of residential or commercial premises and all persons and entities involved in deconstruction, demolition and construction within the city are required under this chapter to arrange for solid waste collection with the collector.

- **Title 17 (Zoning Code), Chapter 17.36 (Design Review), Section 17.36.060.Z (Recycling Bin Enclosures).** As outlined in Section 17.36.060.Z, all industrial buildings are required to provide a recycling bin enclosed storage area.

5.14.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

U-6 Would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

U-7 Would not comply with federal, state, and local statutes and regulations related to solid waste.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant: U-7.

This impact will not be addressed in the following analysis.

5.14.4.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

IMPACT 5.14-6: EXISTING AND/OR PROPOSED FACILITIES WOULD BE ABLE TO ACCOMMODATE SOLID WASTE THAT WOULD BE GENERATED BY FUTURE DEVELOPMENT PROJECTS THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE. [THRESHOLDS U-6 AND U-7]

Impact Analysis: For the purpose of the following analysis, it is important to note that, based on the requirements of CEQA, this analysis is based on a comparison to existing land uses and does not address the differences that would result from a comparison with the existing General Plan land use map, from which there is little variation when compared to the proposed General Plan land use map.

It is also important to note that the General Plan Update is a regulatory document that sets forth the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Solid Waste Generation

The estimated net increase in solid waste generation by future development that would be accommodated by the General Plan update is shown below in Table 5.14-7. As shown in this table, solid waste generation in the City would increase by an estimated 135,857 pounds, or 67.9 tons, per day.

As discussed earlier, the PHIMF waste-by-rail system will have a capacity of 8,000 tons per day and the Mesquite Regional Landfill (which is the receiving landfill) has capacity for 100 years disposal at that rate (LACSD 2012b). Therefore, LACSD would have adequate solid waste disposal capacity to accommodate solid waste generated by future development that would be accommodated by the General Plan Update. Implementation of the General Plan Update would not require new or expanded solid waste disposal facilities.

Additionally, some construction materials of future development projects are anticipated to be recycled or reused to reduce solid waste generation. Furthermore, development projects that would be accommodated by the General Plan Update would be required to adhere to the City's waste reduction measures, as outlined in Sections 8.20.404 (Solid Waste Collection Required), 8.20.140 (Solid Waste Bins), and 17.36.060.Z (Recycling Bin Enclosures). For example, as outlined in Section 17.36.060.Z (Recycling Bin Enclosures), all industrial buildings are required to provide a recycling bin enclosed storage area. Finally, future development projects would be required to comply with the provisions of the 2010 Green Building Standards Code, which outlines requirements for construction waste reduction, material selection, and natural resource conservation.

Table 5.14-7
Estimated Net Change in Solid Waste Generation due to Theoretical Buildout of the General Plan Update

Land Use	Units	Quantity			Solid Waste Generation (pounds per day)	
		Existing Land Uses	Proposed Land Use Plan	Net Increase/ Decrease	Per Unit[1]	Total
Retail, Big Box Retail, and Auto Dealers	Square Feet	9,168,015	10,528,937	1,360,923	0.006	8,166
Office	Square Feet	1,638,311	2,040,199	251,606	0.006	1,510
Manufacturing, Assembly, Light Industrial, and Multiple Use	Square Feet	29,451,871	34,900,073	5,448,202	0.0132	71,916
Warehousing and Distribution	Square Feet	54,856,955	58,680,240	3,823,285	0.0142	54,291
Open Storage and Commercial Storage	Square Feet	511,450	342,301	-169,149	0.0142	-2,402
Hotels and Motels	Square Feet	661,263	661,263	0	0.006	0
Residential	Dwelling Units	59	59	0	9.9	0
Schools	Acres	87.2	87.2	0	0	0
Public Facilities, Museums, and Religious Facilities	Acres	100	17	-83	0	0
Special Uses and Nursing Home	Acres	10	6	-4	0	0
Commercial Recreation[2]	Acres	386	395	9	9.7	87
Parks and Open Space[2]	Acres	0	236	236	9.7	2,289
Waterways and Flood Control Channels	Acres	288	306	18	0	0
Railroads, utilities, and transportation/communication	Acres	652	593	-59	0	0
Roads	Acres	800	800	0	0	0
Total	—	—	—	—	—	**135,857**

Source: CalRecycle 2009.

Solid Waste Diversion

There are 15 solid waste diversion programs in the City, including the Puente Hills Material Recovery Facility; construction and demolition waste diversion, and public education programs (CalRecycle 2012). Compliance with AB 939 is measured in part as actual disposal amounts compared to target disposal amounts; actual disposal amounts at or below target amounts comply with AB 939. The target disposal rate for businesses in the City for 2009 was 16 pounds per person per day (ppd), and the actual rate was 9.7 ppd; therefore, disposal rates in the City comply with AB 939 and implementation of the General Plan Update would not preclude the City from continuing to comply with AB 939.

5.14.4.4 Relevant General Plan Policies

There are no General Plan policies relevant to solid waste.

5.14.4.5 Existing Regulations

State

- AB 939 (California Public Resources Code Sections 40000 et seq.)
- 2010 Green Building Standards Code

City of Industry Municipal Code

- Title 8 (Health and Safety), Chapter 8.20 (Integrated Waste Management), Section 8.20.040 (Solid Waste Collection Required)
- Title 8 (Health and Safety), Chapter 8.20 (Solid Waste Bins), Section 8.20.140 (Solid Waste Collection Required)
- Title 17 (Zoning Code), Chapter 17.36 (Design Review), Section 17.36.060.Z (Recycling Bin Enclosures)

5.14.4.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.14-6.

5.14.4.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.14.4.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to solid waste.

5.14.5 Other Utilities

Electricity

Southern California Edison provides electricity to businesses and residents of Industry. SCE estimated total electricity consumption in its service area to be 99,875 gigawatt-hours (GWh) in 2010, and forecasts total consumption in its service area to be 110,362 GWh in 2020 (USDOE 2008).[2]

Natural Gas

Natural gas is supplied by the Southern California Gas Company (SCGC) in the City of Industry. SCGC estimated that its total available gas supplies would remain even at 3,875 million cubic feet per day for average temperature years from 2010 through 2030 (CEC 2009).

Regulatory Setting

Please refer to the detailed descriptions of federal, state, and regional regulations pertaining to energy efficiency in Section 5.6, *Greenhouse Gas Emissions*.

[2] 1 gigawatt-hour (GWh) is 1,000 megawatt-hours

5.14.5.2 Thresholds of Significance

There is no specific threshold for other utilities, such as electricity, natural gas, telephone, or cable utilities. However, the construction of new facilities in response to potential project-generated demands could cause environmental impacts. These potential impacts are discussed in the analysis below.

5.14.5.3 Environmental Impacts

IMPACT 5.14-7: EXISTING AND/OR PROPOSED FACILITIES WOULD BE ABLE TO ACCOMMODATE UTILITY DEMANDS THAT WOULD BE GENERATED BY FUTURE DEVELOPMENT PROJECTS THAT WOULD BE ACCOMODATED BY THE GENERAL PLAN UPDATE. [NO SPECIFIC THRESHOLD]

Impact Analysis: For the purpose of the following analysis, it is important to note that, based on the requirements of CEQA, this analysis is based on a comparison to existing land uses and does not address the differences that would result from a comparison with the existing General Plan land use map, from which there is little variation when compared to the proposed General Plan land use map.

It is also important to note that the General Plan Update is a regulatory document that sets forth the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur in the City, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and state requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Electricity Demands

As shown in Table 5.14-8, theoretical buildout of the proposed General Plan Update would cause an estimated net increase in electricity demand of 146,876 megawatt-hours per year (MWh/year). Estimated electricity demands in the City in existing and General Plan Update theoretical buildout conditions by land use category are provided in the air quality model output sheets (see Appendix C).

Table 5.14-8
Estimated Utility Demands

Scenario	Total Electricity Demands in MWh/Year	Total Natural Gas Demands in Therms
Existing Conditions	802,236	7,253,396
General Plan Update theoretical buildout, total	949,113	8,508,965
General Plan Update theoretical buildout, net increase	146,876.9	1,255,569
General Plan Update theoretical buildout, percent net increase	18%	17%

Considering SCE's estimates of total electricity consumption in its service area, rising from 99,875 GWh in 2010 to 110,362 GWh in 2020, SCE would have sufficient electricity supplies for theoretical buildout in accordance with the General Plan Update. Theoretical buildout of the proposed General Plan Update would not require SCE to obtain new or expanded electricity supplies beyond SCE's current forecast supplies. No substantial adverse impact would occur.

Under the policies of the Land Use Element, the City would also take the following actions to reduce impacts of potential developments on electricity supplies and systems:

- Support the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction programs (LU2-6).

Natural Gas Demands

Theoretical buildout of the proposed General Plan Update would cause an estimated net increase in natural gas demand of 1,255,569 therms per year, as shown in Table 5.14-7 (one therm is 100,000 British thermal units [BTU]). Estimated natural gas demands in the City in existing and General Plan Update theoretical buildout conditions by land use category are provided in the air quality model output sheets (see Appendix C).

As noted earlier, SCGC forecasts that its total available gas supplies will remain constant at 3,875 million cubic feet per day from 2010 through 2030. One million cubic feet of natural gas releases 10,299 therms of energy upon burning; therefore, 3,875 million cubic feet per day is approximately 14,566 trillion therms per year. Total forecast natural gas supplies available to SCGC will be adequate to supply estimated natural gas demands generated by theoretical buildout of the General Plan Update, and implementation of the General Plan Update would not require SCGC to obtain new or expanded natural gas supplies. No substantial adverse impact would occur.

5.14.5.4 Relevant General Plan Policies

The following are relevant policies of the General Plan Update that are designed to reduce potential impacts to electricity supplies and systems as a result of future development in Industry. Policy number references are provided in parentheses.

Land Use Element

- Support the use of energy-saving designs and equipment in all new development and rehabilitation or reconstruction programs (LU2-6).

5.14.5.5 Existing Regulations

Federal and State

- GHG endangerment finding, USEPA
- AB 32 (California Health and Safety Code Sections 38560–38565)
- CARB Scoping Plan
- California Green Building Standards Code (California Code of Regulations, Title 24, Part 11)

- Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6)

- Renewable Energy Portfolio Standard
  - SB 1078 (California Public Utilities Code, Sections 387 et seq.)
  - SB 107 (Chapter 464, Codes of 2006)

5.14.5.6 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and compliance with the General Plan Update policies, the following impacts would be less than significant: 5.14-7.

5.14.5.7 Mitigation Measures

No significant adverse impacts were identified and no mitigation measures are necessary.

5.14.5.8 Level of Significance After Mitigation

No significant adverse impacts were identified relating to electricity and natural gas systems.