PLANNING DEPARTMENT STAFF REPORT
PUBLIC UTILITIES COMMISSION: ***April 24, 2012***

Prepared by: Steve Lindbeck, Project Planner

SUBJECT: **Westbrook Amendment to the Sierra Vista Specific Plan**

The purpose of this public hearing is to receive input from the public and the Public Utilities Commission regarding proposed revisions to the Utilities Plan (Chapter 8) of the Sierra Vista Specific Plan (SVSP). Comments received at tonight's meeting will be forwarded to the Planning Commission and City Council.

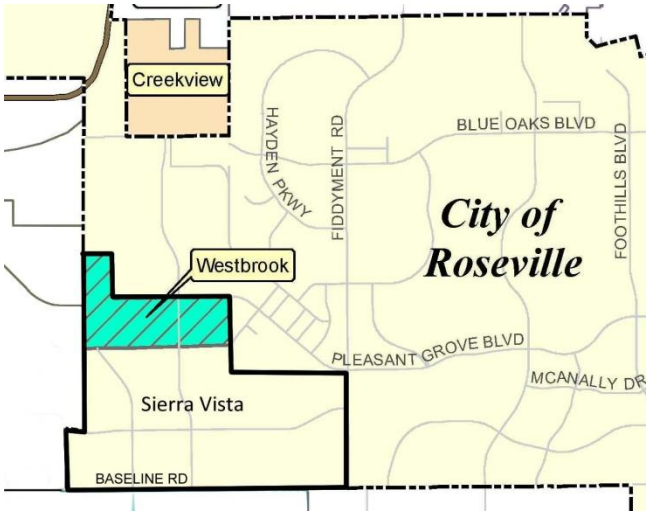
The Draft Sierra Vista Specific Plan red-line document was mailed to Commissioners on April 16, 2012. Please bring the materials you will need to the public hearing on April 24, 2012.

APPLICANT: Westpark S.V. 400, LLC (Jeff Jones)

REQUEST & RECOMMENDATION:

An application request has been made to consider an amendment to the Sierra Vista Specific Plan for the Westbrook property, located in the northwest portion of the Sierra Vista Specific Plan area, adjacent to WRSP Westpark Phases 2 and 3 (see Figure 1: Location Map). The 400-acre site is currently designated Urban Reserve (UR) and was included in the Sierra Vista Sphere of Influence Amendment and Annexation. The landowners seek to change the UR land use to a mixed land use plan with residential, commercial, parks, open space, and public (school, well site, lift station) land use designations. A more complete project description and facts about the Westbrook Amendment are included as Attachment 1 of this report. Details about the associated entitlements are described in Attachment 2.

Figure 1: Location Map



Staff recommends that the Public Utilities Commission:

1) Provide staff with their comments, which will be provided to the Planning Commission and City Council, on the proposed revisions to the Utilities Plan (Chapter 8) of the Sierra Vista Specific Plan.

BACKGROUND:

The Sierra Vista Specific Plan was approved by the City Council in May 2010, including the 400-acre property addressed by this application. At that time, the property was owned by Richland Communities. In September 2008, Richland withdrew from the specific plan application and the remaining SVSP landowners asked that application processing be suspended until the group could decide how to proceed without Richland. After an approximately one year hiatus, the SVSP application resumed processing with the 400-acre Richland property designated as Urban Reserve, parcels UR-90 and UR-91. These parcels did not receive urban land entitlements and were analyzed at a program-level in the cumulative analysis of the Sierra Vista Specific Plan EIR.

Subsequently, Westpark S.V. 400, the applicant, acquired the property and filed a request for this Specific Plan Amendment and related entitlements.

The SVSP land was annexed into the City in January 2012, including the 400-acre property.

PROJECT DESCRIPTION:

Westbrook Amendment to the Sierra Vista Specific Plan

The Sierra Vista Specific Plan encompasses approximately 2,064 acres with the 400-acre Westbrook property located in the northwest portion. The Westbrook property is currently designated Urban Reserve (UR) which the landowner seeks to change to a mixture of land uses (see Figure 2) including:

- 2,029 dwelling units
  - 705 Low Density Residential
  - 635 Medium Density Residential
  - 689 High Density Residential
- 36.5 acres Community Commercial
- 11.1 acres Public/Quasi-Public (school, sewer lift station, well site)
- 15.5 acres Neighborhood Parks
- 36.6 acres Open Space

Figure 2: Land Use Plan

A summary of key components of the proposed Specific Plan Amendment have been included with this staff report as Attachment 1.

General Plan Amendment
The application includes a proposed amendment to the City of Roseville's General Plan to update maps, figures, tables, and text to incorporate the Westbrook project information.

PUBLIC UTILITIES COMMISSION REVIEW PROCESS:

The purpose of the Public Utilities Commission's review is to provide comments to the Planning Commission and City Council on the proposed revisions to the Utilities Plan (Chapter 8) of the Sierra Vista Specific Plan. Comments should be focused on the water, recycled water, wastewater, electric, natural gas, communications and solid waste aspects of the proposal.

At the Hearing, staff will present an overview of the project, including a discussion of public utilities-related information. Following this presentation, the Public Utilities Commission will have an opportunity to discuss the proposal and receive public comment on the Utilities Plan.

ENVIRONMENTAL DOCUMENT:

The Final EIR for the Sierra Vista Specific Plan area was certified in May 2010. The FEIR contained an analysis of the build-out of the Westbrook property at a program-level. Although no specific development was proposed at that time for the Westbrook project area, it was acknowledged that annexation would make the area likely to develop in the future. The EIR looked at buildout of the subject property. The proposed amendment is generally consistent with the assumptions contained within the FEIR. An Initial Study was prepared and a Mitigated Negative Declaration is currently out for 30-day public review (April 5, 2012 through May 7, 2012).

The Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report ("EIR") for the Sierra Vista Specific Plan ("SVSP"). In some instances, the City or consultants reporting to the City undertook new site-specific analyses to confirm whether particular impacts from the proposed project would be the same as, or no worse than, those disclosed in the SVSP EIR. In addition, a Water Supply Assessment was prepared in accordance with Senate Bill 610 and is included as an attachment to the Initial Study. The Water Supply Assessment evaluates the availability of water supplies to serve the proposed project and other planned development. The Initial Study confirmed that the project would have no greater impacts on utilities than previously disclosed.

PROJECT EVALUATION:

Water
A complex analysis of the water related items has occurred since the inception of the project. Analysis has been conducted on water demands, water supply, groundwater impacts water treatment and distribution. Copies of analytical reports and technical memoranda pertaining to these items are included as Appendices to the Water Supply Assessment prepared for the project and included as an attachment to the Initial Study.

Water Demands - Approximately 934 acre-feet of per year (AFY) of water is needed to serve the Westbrook Amendment. This is based upon an overall water demand need of 1,112 AFY less estimated water use reductions of 178 AFY from water conservation measures being implemented within the SVSP. These water conservation measures are described in the WSA and include:

- Turf Reductions in Residential Areas
- Turf Reductions in Parks, Paseos, and Landscape Corridors
- Smart and Centrally Controlled Irrigation Controllers
- Recirculating Hot Water Systems for Residential Units

At buildout of the City's current General Plan, water demands are estimated to reach 62,695 AFY. It is important to note this demand estimate includes 313 AFY of reserve which has been set aside for potential future Corporate Center projects. The corporate center reserve is discussed further below. Approval of the Westbrook Amendment would increase the total water demand at buildout (City and the WB Amendment) to 63,629 AFY (62,695 AFY + 934 AFY).

Corporate Center Reserve - The City Council developed a Blue Ribbon Corporate Center Committee in 2006 to evaluate potential development sites for future corporate centers. The committee identified 10 potential development sites where a corporate center could feasibly build. In response to that finding, and to be prepared to meet City Council's goal for corporate center development, the Environmental Utilities Department (EUD) set aside 350 AFY of water as a reserve should a corporate center project emerge in the future that would require additional water supply beyond what is already allocated to the 10 parcels identified by the committee. The decision to set aside 350 AFY was a policy decision by EUD staff and was not formally adopted by the City Council. In 2011, the City Council allowed 37 AFY of the corporate center reserve to be utilized to meet additional water demands required for the Parcel 49 Cinemark Development project in the North Central Roseville Specific Plan. This has reduced the corporate center reserve from the original 350 AFY to 313 AFY.

Surface Water Supply - The City of Roseville is a signatory to the Water Forum Agreement (WFA), (January 2000)**,** which provides a framework for future surface water and groundwater supplies in the region through the year 2030. The City's diversions from the American River are limited by the WFA. The Water Forum efforts categorize water years into three types: 1) Normal or Wet (normal/wet) Years, 2) Drier Years, and 3) Driest Years. These hydrologic year types are defined as follows:

- Normal/Wet Years: When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is greater than 950,000 AF;
- Drier Years: When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is between 950,000 AF and 400,000 AF; and,
- Driest Years: When the projected March through November American River Unimpaired Inflow to Folsom Reservoir is less than 400,000 AF.

In normal/wet years, the City is limited to 58,900 AFY. In drier years, the City may divert an amount between 58,900 and 39,800 AFY from the American River based on unimpaired flow into Folsom Lake, with release requirements from the Placer County Water Agency (PCWA) as discussed below. In driest years, pursuant to the City's WFA, the maximum diversion from the American River is limited to 39,800 AFY. As has been the City's past practices, water demands during drier and driest years are met through a combination of mandated water conservation efforts as outlined in the Roseville Municipal Code (RMC), available surface water supplies and supplemental groundwater supplies.

The City of Roseville has three surface water contract entitlements for American River water totaling 66,000 AFY. This includes contracts with the United State Bureau of Reclamation (USBR) from the Central Valley Project (CVP) supply from Folsom Lake; and a 30,000 AFY contract with PCWA supplied from the Middle Fork [American River] Project (MFP); and a 4,000 AFY contract with SJWD.

The SJWD contract is a normal/wet year contract (not available during drier or driest years) and allows for delivery of a portion of its PCWA contract water supply (also provided from the MFP) to the City's service area. Table 1 summarizes the City's water contracts.

Table 1
City of Roseville Surface Water Contracts

Contracted Water Supply Source	Contract Amount (AFY)
USBR (CVP supply)	32,000
PCWA (MFP supply)	30,000
SJWD (Normal/Wet only– MFP supply)	4,000
Total Contracted Supplies	**66,000**
Available Supplies: Normal/Wet Years	58,900
Available Supplies: Driest (Critically Dry) Years	39,800

Recycled Water Supply – Recycled water is a component of the City's water supply portfolio. Recycled water supplies promote responsible water supply management by beneficially reusing available tertiary treated wastewater (recycled water) for irrigation to free up surface water and groundwater supplies for potable uses. Recycled water demands within the City are expected to increase by approximately 2,652 AFY for a total recycled water demand of 4,361 AFY at buildout of the City's existing General Plan. Recycled water is expected to be available in all hydrologic year types.

Recycled water demands for the Westbrook project, after implementation of water conservation measures, are currently estimated at 101 AFY. When considering buildout of the existing General Plan and the Westbrook project, a total of 4,462 AFY (4,361 AFY + 101 AFY) is available to offset total water demands at buildout. The use of recycled water as an assured water supply source reduces total surface water supply needs for the build out of the City and the Project to 59,167 AFY (63,629 AFY – 4,462 AFY RW supply).

Table 2
Water Supply and Demand Comparison —Normal Year (AFY)

Year	2010	2015	2020	2025	2030	2035	Build-out
Available Surface Water Supplies[1]	58,900	58,900	58,900	58,900	58,900	58,900	58,900
Recycled Water Supplies	1,709	2,197	2,670	2,980	3,397	3,770	4,462
Total Water Supplies	**60,609**	**61,097**	**61,570**	**61,880**	**62,297**	**62,670**	**63,362**
Water demand[2]	30,342	45,760	49,494	55,071	56,507	57,855	63,362[2]
Remaining Water Supplies	30,267	15,337	12,076	6,809	5,790	4,815	0

1. Reference Table 1.
2. Build-out Water Demand reduces the corporate center reserve of 313 AFY to 46 AFY (a 267 AFY reduction)

Water Supply in Normal/Wet Years - The analysis conducted for the SVSP has concluded the project can be supplied with surface water during normal /wet years by utilizing 267 AFY of the 313 AFY corporate center reserve described above and included in the buildout water demand estimate of 62,695 AFY. This would result in a revised buildout water demand for the City's existing general plan and the Westbrook project of 63,362 AFY (62,695 AFY existing demand – 267 AFY corporate center reserve reduction + 934 AFY Westbrook project demands) and retain a corporate center reserve of 46

AFY (313 AFY – 267 AFY). Table 2 shows how available water supplies compare to water demands over time.

Water Supply in Drier and Driest Years - During drier and driest years, the analysis considered two potential surface water delivery pattern scenarios.

The first scenario, the Water Forum Scenario, considered delivery patterns as assumed under the City's Water Forum Agreement in accordance with Water Forum Agreement drier and driest year water diversion limitations. The Water Forum Scenario analysis concludes that over a 100 year period, it could be expected that surface water supplies would be limited in 15 of the 100 years. Of those 15 years, 6 years would require the use of groundwater to meet water demand requirements.

The second scenario considered reasonably foreseeable water supply delivery patterns under the USBR and Department of Water Resources Operations Criteria and Plan (OCAP) which describes the coordinated operations of the CVP (includes Folsom Lake) and the State Water Project. The USBR OCAP Scenario also considered the City's drier and driest year diversion limitations pursuant to the City's Water Forum Agreement. The drier and driest year analysis, as presented in Chapter 4.12.1 of the DEIR, indicates the USBR OCAP Scenario would result in the most number of years when the City's water supplies could be reduced. Under the OCAP Scenario, 42 years of the 100 years would result in surface water supply limitations. Of those years 14 would require the use of groundwater to meet water demands.

Additionally, for purposes of the driest year analysis (worst case), it was assumed the City would realize a reduction in water demands equivalent to 20% of the total surface water demands through water conservation efforts. A 20% demand reduction is considered conservative in that during direst years the RMC would allow the City to mandate staged water conservation levels. During driest years, the RMC could mandate as much as a 50% demand reduction. Based on a surface water supply demand at buildout of the City plus the Westbrook of 58,900 AFY a 20% water conservation level would equate to a reduction in demands of 11,780 AFY. Thus in driest years the total water demand at buildout of the City and the Westbrook project would be 51,582 AFY (63,362 AFY demand – 11,780 AFY conservation).

The analysis conducted for the SVSP has concluded the project could be supplied by the City with water during driest years as follows:

39,800 AFY of existing City surface water supplies;
4,462 AFY of recycled water supplies for landscaping;
7,320 AFY of supplemental groundwater supplies
51,582 AFY – total water demand needs in driest years

Groundwater - Consistent with existing City (and regional) practice, groundwater would be used to supplement supplies for the SVSP during drier and driest years. As indicated above, up to 7,320 AFY of groundwater could be required to supplement water supplies in driest years. During drier years the amount required would be between 0 and 7,320 AFY depending on the level of surface water supply cutbacks pursuant to the City's Water Forum Agreement. Analysis presented in the Draft EIR concludes that under the USBR OCAP Scenario (when there are the most number of years of surface water supply reductions requiring supplemental groundwater; 14 out of 100 years), the total volume of groundwater estimated for extraction from the basin would be 60,812 AF over a 100 year time period. The analysis conducted for the SVSP also concludes that over that 100 year time period there would not be any impact to the groundwater basin. This is because groundwater pumping is offset by the retirement of agricultural lands the City owns at the Reason Farms property.

The City acquired the Reason Farms property located north and west of the SVSP with the intent of constructing a future regional stormwater retention facility. Historically rice faming was conducted on a portion of this property (1,040 acres) with groundwater pumped to support crop production. Since acquisition, the City has taken this acreage out of rice production. The groundwater that would have been extracted for irrigation purposes is now being "banked" to offset future use. As documented in Water Supply Assessment prepared for the project and included with the Initial Study, it is estimated 270,986 AF of groundwater banking will occur over a 100 year period of time. This banked volume more than offsets the City's anticipated supplemental groundwater needs of 60,812 AF over the same time period.

Water Treatment and Distribution - Surface water for the SVSP will be treated at the City's Barton Road Water Treatment Plant (WTP). The City's WTP is currently designed to treat up to 100 million gallons per day (mgd). At buildout of the City and the Westbrook project, the WTP has sufficient capacity and will not require additional treatment capacity expansion. Treated water will be wheeled through the City's existing water distribution system to serve the SVSP project. A new water tank and pump station planned for construction with the Sierra Vista Specific Plan Area will meet peak day water supply needs.

Recycled Water

Recycled water is a part of the overall water supply strategy for the Westbrook project as described previously. Recycled water would be used for landscape irrigation of parks, schools, publicly-landscaped areas (i.e., roadway medians, paseos), and other landscaped areas in commercial, and high-density residential uses. The Westbrook project will require an estimated 101 AFY of recycled water assuming implementation of water conservation measures. Peak month recycled water demand, is estimated to be 0.268 million gallons per day (mgd). Recycled water will be supplied from the Pleasant Grove Wastewater Treatment plant. The Westbrook average dry weather wastewater flows are approximate 0.38 mgd. Since the average dry weather flow of recycled water from the project exceeds the peak day recycled water demand of the project, sufficient recycled water supplies are available to meet recycled water demands.

Recycled water will be distributed to the project through expansion of the City's recycled water tank and pump station located with the WRSP area. Expansion of this facility is analyzed in the SVSP Draft EIR and considered the Westbrook area. Recycled water infrastructure within the WRSP is sufficiently sized to convey the recycled water to the project area.

Wastewater

The Westbrook projected will generate 0.39 million gallons a day (mgd) of wastewater to be treated at the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The PGWWTP is one of two regional wastewater treatment facilities owned and operated by the City on behalf of the South Placer Wastewater Authority (SPWA) partners. When combined with anticipated buildout flows of the SPWA service area total flows to the PGWWTP are expected to reach 19.45 mgd.

The PGWWTP is currently permitted to discharge up to 12 mgd ADWF and with specified expansions can discharge up to 15 mgd. Expansion of the PGWWTP is expected over the course of buildout of the SPWA service area boundary and has been evaluated in past EIRs up to 24.7 mgd. Additionally, the Draft EIR prepared for the Sierra Vista Specific Plan, of which Westbrook is a part, evaluated the projects contribution to downstream water quality impacts from increased discharges to the PGWWTP. While these impacts are considered significant the SVSP Draft EIR identified applicable mitigation measures to reduce impacts to a less then significant level. Additionally, the SVSP Draft EIR requires implementation of applicable mitigation measures identified in the Roseville Regional Wastewater

Treatment Service Area Master Plan EIR to ensure on site construction related to expand the PGWWTP would reduce impacts to a less than significant level.

Solid Waste

Solid waste generated within the Westbrook area of the SVSP would be recycled or disposed at the Western Placer Waste Management Authority (WPWMA) facilities as are current City practices. The project is expected to generate 11,305 tons per year (31 tons per day) of solid waste, all of which will be to be processed at the WPWMA Materials Recovery Facility (MRF). The analysis of the Westbrook area within the SVSP Draft EIR assumed a generation of 13,858 tons per year and concludes that in combination with buildout of the City's General Plan area, the MRF has sufficient capacity to service the project. It further concludes that the life of the landfill will be slightly reduced and with mitigation the impact would be significant and unavoidable, because although the landfill capacity could be increased it is outside the jurisdiction of the City of Roseville.

Electricity

Roseville Electric will provide electric service to the Westbrook area through a variety of sources. Roseville Electric operates the Roseville Energy Park, a 160-megawatt natural gas fired electric power plant, which uses state-of-the-art equipment to locally generate more than half of the City's electricity needs, is located north of the Plan Area. Any additional electricity resources that are needed to serve SVSP, including state and federal mandated renewable electricity resources, will be purchased from outside sources or generated by new Roseville-owned generating facilities. As required by state law, Roseville will use energy efficiency programs and initiatives to meet electricity demand, before acquiring new electricity sources.

Demand for electrical service in the SVSP, including the Westbrook Plan Area, is estimated to average 32.7 megavolt amperes (MVA) per day, with a peak day demand of 70.5 MVA.

Electricity will be supplied to the SVSP through existing and new facilities. Planned backbone facilities include an electric substation on a 1.2 acre site (FD-61), centrally located in SVSP along Westside Drive, just north of the WAPA corridor, between Sierra Glen Drive and Federico Drive. The substation would be built with a 12-foot high fence surrounded by a landscape buffer. The substation will have a provision for two 46-MVA banks (92 MVA) and 14 underground 12kV mainline circuits. Electrical structures associated with the substation would range in height from 10- to 40-feet. Approximately two 60-foot tall, 60-kv tubular steel poles will be installed in order to connect the substation to the existing power lines along Westside Drive. A paved driveway will be installed with the substation for internal circulation of vehicles.

The substation will contain equipment to switch, transform, and regulate voltage for electrical transmission and distribution. Electrical power will enter the substation through OVH 60 kV lines and leave the substation via distribution lines at 12 KV. Transformer banks, breakers, switches, and other electrical equipment will be used to transform the voltage.

There is currently some excess capacity in the electric distribution system in the vicinity of the SVSP area. This capacity is limited and will not be able to support significant development within the SVSP area. Therefore, staff is requiring that the substation land and access road be provided to the City by the issuance of the 500th SVSP building permit. In addition, staff has determined that there exists enough capacity to issue up to 400 residential permits within the Westbrook Plan Area prior to the construction of the required substation.

Natural Gas
A PG&E ten-inch steel high pressure natural gas distribution feeder main (DFM) was recently extended north up Fiddyment Road adjacent to the site, west on Pleasant Grove Boulevard, and then north up Westside Drive in the WRSP, to serve the new REP. It operates at a maximum allowable operating pressure of 500 pounds per square inch gauge. According to PG&E, the average amount of natural gas consumed by a residential unit in the City of Roseville is approximately 150 cubic feet per day (cfd) per unit (see the West Roseville Specific Plan FEIR, February 2004).

The vicinity of the SVSP area contains multiple opportunities for natural gas connections. A natural gas transmission main (30-inch steel) is planned on the north side of Baseline Road parallel and adjacent to the south side of the SVSP area. Construction of the gas line is scheduled to begin in the next year**.** The new line will operate at a maximum allowable operating pressure (MAOP) of 975 psig.

Service would be extended to various parcels within the SVSP area from existing plastic gas mains (pressures range up to 60 psig) on Fiddyment Road and Pleasant Grove Boulevard, which are currently fed from two gas regulator stations: one located on Blue Oaks Boulevard at Industrial Avenue, and the other on Baseline Road east of Fiddyment Road. It is possible that a third natural gas regulator station will be required to serve the SVSP. A portion of Parcel CG-80 has been identified as a possible site (20 x 80 easement required) for a future natural gas regulator station due to its proximity to the proposed 30-inch natural gas transmission main planned for Baseline Road.

Eight-inch, six-inch and four-inch plastic feeder mains would distribute natural gas through the SVSP area, via major roads. Distribution lines and services will extend from the mains and will be sized based on the anticipated gas loads of the various parcels. Residential neighborhoods will likely be sized with two-inch diameter plastic distribution mains and half inch services.

Cable Television and Telephone Services
Cable television service is provided within the City of Roseville by Comcast. Two telephone service providers are located within the plan area. East of Market Street Surewest is the service provider. West of Market Street, AT&T is the current local exchange carrier. It is expected that Surewest will compete with AT&T to expand its service area, since Surewest is the local telephone provider in Roseville. Surewest, AT&T and Comcast will each be installing fiber backbone systems in the City and proposed project; therefore, the project is assured of an advanced technological infrastructure. All three utilities offer a “triple play” of services (dial tone, video and internet access).

INITIAL STUDY

As demonstrated in the Initial Study, the proposed project would not result in any new significant environmental effects, not already addressed in the SVSP EIR or any substantial increases in the severity of any previously identified significant effects.

The Public Utilities impacts identified for the proposed project as documented in the Final SVSP EIR are summarized in Table 3. In addition, the table identifies the significance of the impact, proposed mitigation measures, and the residual significance of the impact after mitigation. For more details, refer to the Initial Study.

Table 3
Sierra Vista Specific Plan EIR Impacts

SVSP Impact	Significance	Mitigation Measure	Residual Significance	EIR Page Reference
Water				
4.12.1-1 Availability of water supplies to meet demand in wet years.	Significant and Unavoidable	Secure Adequate Water Supply	Less than Significant	4.12.1-47
4.12.1-2 Availability of water supplies to meet demand in dry years.	Less than Significant	None required	Less than Significant	4.12.1-52
4.12.1-3 Impact on American River and Delta associated with the diversion of the amount of surface water needed for project.	Less than Significant	None required	Less than Significant	4.12.1-66
4.12.1-4 Capacity of water treatment system to meet potable demand.	Less than Significant	None required	Less than Significant	4.12.1-70
4.12.1-5 Extension of potable water distribution system.	Significant	None required	Less than Significant	4.12.1-72
4.12.1-6 Groundwater use	Less than Significant	None required	Less than Significant	4.12.1-75
4.12.1-7 Changes in groundwater recharge potential through the development of impervious surfaces	Less than Significant	None required	Less than Significant	4.12.1-79
Recycled Water				
4.12.2-1 Availability of recycled water to meet demand and installation of recycled water infrastructure.	Less than Significant	None required	Less than Significant	4.12.2-9
Wastewater				
4.12.3-1 Construction or expansion of wastewater collection facilities	Less than Significant	None required	Less than Significant	4.12.3-13
4.12.3-2 Construction or expansion of wastewater treatment facilities.	Significant	MM4.12.3-1 Treatment Plant Capacity	Less than Significant	4.12.3-16
4.12.3-3 Water quality impacts from wastewater discharges beyond the SPWA 2005 service area boundary	Significant	MM4.12.3-1 Treatment Plant Capacity	Less than Significant	4.12.3-20
Solid Waste				
4.12.4-1 Increased demand for solid waste services at the materials recovery facility	Less than Significant	None required	Less than Significant	4.12.4-9
4.12.4-2 Increased demand for solid waste services at the landfill	Significant	WMM 4.11-7 Expand the WRSL Landfill	Significant and Unavoidable	4.12.4-11
4.12.4-3 Expansion of the landfill	Significant	WMM 4.11-7 Expand the WRSL Landfill	Significant and Unavoidable	4.12.4-13
4.12.4-4 Construction debris demand for solid waste services.	Significant	WMM 4.11-sWMM 4.11-11 Divert construction debris	Less Than Significant	4.12.4-14
Electricity				
4.11-12 Increased demand for electricity.	Less than Significant	None required	Less than Significant	4.12.5-6
Natural Gas and Cable				
4.11-13 Increased demand for natural gas.	Less than	None required	Less than	4.12.5-9

SVSP Impact	Significance	Mitigation Measure	Residual Significance	EIR Page Reference
	Significant		Significant	
4.11-14 Increased demand on cable television and telephone services.	Less than Significant	None required	Less than Significant	4.12.5-14

Significant Unavoidable Impacts: The SVSP Final EIR concluded that the Urban Reserve area of which the Westbrook area is a part, would have impacts, that with prescribed mitigation measures, would be reduced to a less than significant level on the City's public utilities except for these areas:

- Water Supply
- Increased demand for solid waste services at the landfill
- Expansion of the landfill
- Construction debris demand for solid waste services.

As described above, adequate existing water supply is sufficient to serve the project. Therefore, this impact is less than identified in the Final EIR.

The Westbrook project will increase the demand for solid waste disposal (including construction debris) at the landfill. The SVSP EIR concludes this will reduce the overall life of the landfill, albeit by less than one year. Although the SVSP EIR identifies expansion of the landfill as mitigation, approval of such actions is outside the jurisdiction of the City. Therefore, the SVSP EIR concluded that solid waste impacts are significant and unavoidable.

RECOMMENDATION:

Staff recommends that the Public Utilities Commission:

1) Provide staff with their comments, which will be provided to the Planning Commission and City Council, on the proposed revisions to the Utilities Plan (Chapter 8) of the Sierra Vista Specific Plan.

ATTACHMENTS

In order to assist the Commission with the review of the project, staff has prepared several attachments to the staff report.

Attachment 1: Summary Fact Sheet: Provides a summary of the Westbrook Amendment and the various changes being made to the General Plan and the Sierra Vista Specific Plan.

Attachment 2: Summary of Project Entitlements: Provides a brief overview of all the requested entitlements associated with the Westbrook Amendment and identifies reviewing bodies for each.

Attachment 3: Commission Hearing Schedule: Identifies tentative hearing dates for review of the Westbrook Amendment.

Attachment 4: 11 x 17 Color Copy of the Westbrook Land Use Plan

EXHIBITS

A. Initial Study and Mitigated Negative Declaration

B. Sierra Vista Specific Plan Redline Document (previously mailed to Commissioners)