4.13 Utilities and Service Systems

This section summarizes the setting for utilities and service systems, including electricity, natural gas, telecommunication facilities, water, wastewater, storm drain facilities, and solid waste systems and analyzes the impacts related to utilities and service systems due to the project.

4.13.1 Setting

a. Water Supply

The City of Ukiah's Department of Public Works provides water (primarily sourced from wells) to much of the City. The City of Ukiah draws its water from the Russian River and four active groundwater wells that draw water from the Ukiah Valley Groundwater Basin (City of Ukiah 2020a, City of Ukiah 2020b). Groundwater wells account for approximately 55 percent of the City's potable water.

According to annual water quality testing report, the City of Ukiah's water quality is safe and reliable (City of Ukiah 2020a). The City's water service area comprises nearly 100 percent of the population residing within the City limits, with a small amount (less than 1 percent) of City residents being served by other water providers (City of Ukiah 2020b). Millview County Water District provides water to north Ukiah and an unincorporated area bordering the city to the north. Willow County Water District provides water to south Ukiah and an unincorporated area bordering the city to the south. Calpella County Water District provides water to the community of Calpella. All four agencies are expected to adequately meet existing and future demands for water, including in the event of a dry year or multiple dry years (City of Ukiah 2020b). During dry years, the City of Ukiah can purchase water from neighboring water systems: Millview County Water District and Willow County Water District.

The City's 2020 Urban Water Management Plan (UWMP) identifies the projected capacity and demand in 2040 (City of Ukiah 2020b). The City's water supply in 2040 is projected to be 21,184 acre-feet (AF) per year during normal conditions and 11,534 AF during single-dry year and multiple-dry year conditions (City of Ukiah 2020b).[1] In addition, the 2020 UWMP identifies that the City consumed a total of 3,030 AF of water in the year 2020 (City of Ukiah 2020b).[2]

b. Wastewater

Ukiah's Department of Public Works provides wastewater collection and treatment for approximately two-thirds of the City and operates its own wastewater treatment plant (WWTP). A separate agency, the Ukiah Valley Sanitation District (UVSD) serves the remaining portions of Ukiah, as well as communities in the existing SOI. Operated by the City, one WWTP serves both the City and UVSD. The City's 2020 UWMP identifies that the WWTP has a dry-weather capacity of 3.01 million gallons per day (mgd) and that in 2020, the WWTP collected a total of 2,671 acre-feet per year (AFY), which is equivalent to 2.4 mgd.

[1] Tables 7.1, 7.2, and 7.6 in the City's 2020 UWMP summarize this information.
[2] Table 6.3 in the City's 2020 UWMP summarize this information.

c. Stormwater Drainage

Stormwater discharges consist of surface water runoff generated from various land uses. The quality of these discharges varies and is affected by geology, land use, season, hydrology, and sequence and duration of hydrologic events. The Ukiah Department of Public Works manages the storm drainage system within the City. According to the 2012 Municipal Services Review, the capacity of the stormwater drainage system is unknown (Ukiah 2020a). Much of the city's stormwater is conveyed by surface flow along curbs and gutters. There are intermittent storm drains throughout the City; however, there is no central trunk line for all the storm drains to collect and convey stormwater to the Russian River.

d. Electricity

Ukiah has its own Electric Utility Department that provides service to residents in the City. The City's Electric Utility Department is a municipally owned utility that maintains its own power-generating capabilities, such as the 3.5 Megawatt Lake Mendocino Hydroelectric Plant, which is one of the City's major sources of electricity (Ukiah 2020a).

e. Natural Gas

The city is within Pacific Gas & Electric's (PG&E) natural gas service area (City of Ukiah 2020a). In 2020, PG&E customers consumed approximately 4.5 billion therms of natural gas. Nearly 45 percent of the natural gas burned in California was used for electricity generation, and much of the remainder consumed in the residential (21 percent), industrial (25 percent), and commercial (9 percent) sectors (California Energy Commission [CEC] 2022a, CEC 2022b). In Mendocino County residential users accounted for approximately 52 percent of PG&E's natural gas consumption (CEC 2022a). As shown in Table 4.13-1, Mendocino County (the smallest scale at which natural gas consumption data is readily available) consumed approximately 582 million US therms in 2022, which was approximately 13 percent of natural gas consumption by PG&E customers and 4.7 percent of statewide natural gas consumption (CEC 2022b, 2022c). In comparison, the population of Mendocino County is approximately 0.2 percent of California's population (DOF 2021).

Table 4.13-1 2020 Natural Gas Consumption

Energy Type	Mendocino County (millions of US therms)	PG&E (millions of US therms)	California (millions of US therms)	Proportion of PG&E Consumption[1]	Proportion of Statewide Consumption[1]
Natural Gas	582	4,508	12,332	13%	4.7%

[1] For reference, the population of Mendocino County (approximately 87,110 persons) is approximately 0.2 percent of California's population (39,466,855 persons) (DOF 2021).

Source: CEC 2022a, 2022b, DOF 2021

f. Telecommunications

In California, approximately 98 percent of households have access to telecommunication infrastructure, including telephone and cable access (California Cable & Telecommunications Association 2022). Broadband and cellular services are provided to residents and businesses from a variety of private companies, including national retailers Comcast, AT&T, Verizon, and Sprint (Ukiah 2020a).

g. Solid Waste and Recycling

Ukiah contracts its solid waste, recycling, and composting to the private company C&S Waste Solutions. Solid waste is transported to the Ukiah Valley Transfer Station, located at 3151 Taylor Drive in Ukiah. Unincorporated areas are served by Waste Management. According to California Department of Resources Recycling and Recovery (CalRecycle) the maximum permitted capacity for the Ukiah Transfer Station is 400 tons per day (CalRecycle 2022b). CalRecycle does not report an estimated capacity closing date for the facility. As of 2020 the facility receives an average of 120 to 130 tons per day (City of Ukiah 2020b).

4.13.2 Regulatory Setting

a. Federal Regulations

Clean Water Act

The federal Clean Water Act, enacted by Congress in 1972 and amended several times since, is the primary federal law regulating water quality in the United States and forms the basis for several State and local laws throughout the country. The Act established the basic structure for regulating discharges of pollutants into the waters of the United States. The Clean Water Act gave the U.S. Environmental Protection Agency (USEPA) the authority to implement federal pollution control programs, such as setting water quality standards for contaminants in surface water, establishing wastewater and effluent discharge limits for various industry contaminants in surface water, establishing wastewater and effluent discharge limits for various industry categories, and imposing requirements for controlling nonpoint-source pollution. At the federal level, the Clean Water Act is administered by the USEPA and U.S. Army Corps of Engineers. At the State and regional levels in California, the act is administered and enforced by the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB).

Section 402 of the Clean Water Act requires that all construction sites on an acre or greater of land, as well as municipal, industrial and commercial facilities discharging wastewater or stormwater directly from a point source, such as a pipe, ditch, or channel, into a surface water of the United States must obtain permission under the National Pollutant Discharge Elimination System (NPDES) permit. All NPDES permits are written to ensure that the surface water receiving discharges will achieve specified water quality standards.

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) regulates public water systems that supply drinking water. The principal objective of the federal SDWA is to ensure that water from the tap is potable (safe and satisfactory for drinking, cooking, and hygiene). The main components of the federal SDWA are to:

1. Ensure that water from the tap is potable.
2. Prevent contamination of groundwater aquifers that are the main source of drinking water for a community.
3. Regulate the discharge of wastes into underground injection wells pursuant to the Underground Injection Control program (see 40 Code of Federal Regulations Section 144).
4. Regulate distribution systems.

Title 40 of the Code of Federal Regulations

Title 40 of the Code of Federal Regulations, Part 258 (Resource Conservation and Recovery Act Subtitle D) contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design, groundwater monitoring, and closure of landfills.

Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 set energy efficiency standards for lighting (specifically light bulbs) and appliances.

Energy Star Program

Energy Star is a voluntary labeling program introduced by the USEPA to identify and promote energy-efficient products to reduce greenhouse gas emissions. The program applies to major household appliances, lighting, computers, and building components such as windows, doors, roofs, and heating and cooling systems. Under this program, appliances that meet specifications for maximum energy use established under the program are certified to display the Energy Star label. In 1996, the USEPA joined with the Energy Department to expand the program, which now also includes certifying commercial and industrial buildings as well as homes (USEPA 2022).

Telecommunications Act

In 1996, the Federal Communications Commission (FCC) passed the Telecommunications Act, allowing any communications business to compete in any market against any other business. This act affects telephone service, cable programming, and other video services, including broadcast services and services provided to schools (FCC 2022).

b. State Regulations

Water and Wastewater

Sustainable Groundwater Management Act

In September 2014, the governor signed legislation requiring that California's critical groundwater resources be sustainably managed by local agencies. The Sustainable Groundwater Management Act gives local agencies the power to sustainably manage groundwater and requires groundwater sustainability plans to be developed for medium- and high-priority groundwater basins, as defined by the California Department of Water Resources.

California Department of Water Resources

The California Department of Water Resources is responsible for preparing and updating the California Water Plan, which is a policy document that guides the development and management of State water resources. The plan is updated every five years to reflect changes in resources and urban, agricultural, and environmental water demands. The California Water Plan suggests ways of managing demand and augmenting supply to balance water supply with demand.

Urban Water Management Planning Act

In 1983 the California Legislature enacted the Urban Water Management Planning Act (Water Code Section 10610–10656). The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act requires that urban water suppliers adopt an UWMP at least once every five years and submit them to the California Department of Water Resources. Noncompliant urban water suppliers are ineligible to receive funding pursuant to Division 24, commencing with Section 78500, or Division 26, commencing with Section 79000, or receive drought assistance from the State until the UWMP is submitted and deemed complete pursuant to the Urban Water Management Planning Act.

Porter-Cologne Water Quality Control Act (California Water Code)

The State of California is authorized to administer Federal or State laws regulating water pollution within the State. The Porter-Cologne Water Quality Control Act (Water Code Section 13000, *et seq*.) includes provisions to address requirements of the Clean Water Act. These provisions include NPDES permitting, dredge and fill programs, and civil and administrative penalties. The Porter-Cologne Act is broad in scope and addresses issues relating to the conservation, control, and utilization of the water resources of the State. Additionally, the Porter-Cologne Act states that the quality of all the waters of the State, including groundwater and surface water, must be protected for the use and enjoyment by the people of the State.

In California, the NPDES program is administered by the SWRCB through the RWQCB and requires municipalities to obtain permits that outline programs and activities to control wastewater and stormwater pollution. The federal Clean Water Act prohibits discharges of stormwater from construction projects unless the discharge is in compliance with an NPDES permit. The SWRCB is the permitting authority in California, and adopted an NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities, otherwise known as the Construction General Permit (Order 2009-0009, as amended by Orders 2010-0014-DWQ and 2012-006-DWQ). The Order applies to construction sites that include one or more acre of soil disturbance. Construction activities include clearing, grading, grubbing, excavation, stockpiling, and reconstruction of existing facilities involving removal or replacement. The Construction General Permit requires that the landowner and/or contractor file permit registration documents prior to commencing construction and then pay a fee annually through the duration of construction. These documents include a notice of intent, risk assessment, site map, stormwater pollution prevention plan (SWPPP), and signed certification statement. The SWPPP must include measures to ensure that: all pollutants and their sources are controlled; non-stormwater discharges are identified and eliminated, controlled, or treated; site Best Management Practices (BMP) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges; and BMPs installed to reduce or eliminate pollutants after construction are completed and maintained. The Construction General Permit specifies minimum BMP requirements for stormwater control based on the risk level of the site. The Permit also specifies minimum qualifications for a qualified SWPPP developer and qualified SWPPP practitioner.

Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater. In most cases only disinfected tertiary water may be used on food crops where the recycled water would come into contact with the edible

portion of the crop. Disinfected secondary treatment may be used for food crops where the edible portion is produced below ground and will not come into contact with the secondary effluent. Lesser levels of treatment are required for other types of crops, such as orchards, vineyards, and fiber crops.

The California Department of Public Health sets specific requirements for treated effluent reuse, or recycled water, through Title 22 of the California Code of Regulations. These requirements are primarily set to protect public health. The California Code of Regulations Title 22, Division 4, Chapter 3, Sections 60301 through 60355 are used to regulate recycled wastewater and are administered jointly by the California Department of Public Health and the RWQCBs. Title 22 contains effluent requirements for four levels of wastewater treatment, from un-disinfected secondary recycled water to disinfected tertiary recycled water. Higher levels of treatment have higher effluent standards, allowing for a greater number of uses under Title 22, including irrigation of freeway landscaping, pasture for milk animals, parks and playgrounds, and vineyards and orchards for disinfected tertiary recycled water.

Electricity and Natural Gas

California Energy Commission

As the State's primary energy policy and planning agency, the CEC collaborates with State and federal agencies, utilities, and other stakeholders to develop and implement State energy policies. Since 1975, the CEC has been responsible for reducing the State's electricity and natural gas demand, primarily by adopting new Building and Appliance Energy Efficiency Standards that have contributed to keeping California's per capita electricity consumption relatively low. The CEC is also responsible for the certification and compliance of thermal power plants 50 megawatts and larger, including all project-related facilities in California (CEC 2022c).

California Public Utilities Commission

The CPUC regulates investor-owned electric and natural gas utilities operating in California. The energy work responsibilities of the CPUC are derived from the California State Constitution, specifically Article XII, Section 3 and other sections more generally, numerous State legislative enactments and various Federal statutory and administrative requirements. The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from PG&E and other natural gas utilities across California (CPUC 2022).

Senate Bill *350*

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires a doubling of the energy efficiency savings in electricity and natural gas for retail customers through energy efficiency and conservation by December 31, 2030.

Solid Waste

California Department of Resources Recycling and Recovery

The California Department of Resources Recycling and Recovery (CalRecycle) oversees, manages, and monitors waste generated in California. CalRecycle provides limited grants and loans to help California cities, counties, businesses, and organizations meet the State waste reduction, reuse, and recycling goals. It also provides funds to clean up solid waste disposal sites and co-disposal sites,

including facilities that accept hazardous waste substances and non-hazardous waste. CalRecycle develops, manages, and enforces waste disposal and recycling regulations, including Assembly Bill (AB) 939 and SB 1016, both of which are described below.

Assembly Bill 939

AB 939 (Public Resources Code 41780) requires cities and counties to prepare integrated waste management plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. AB 939 also requires cities and counties to prepare Source Reduction and Recycling Elements as part of the integrated waste management plans. These elements are designed to develop recycling services to achieve diversion goals, stimulate local recycling in manufacturing and stimulate the purchase of recycled products.

Senate Bill 1016

SB 1016 requires that the 50 percent solid waste diversion requirement established by AB 939 be expressed in pounds per person per day. SB 1016 changed the CalRecycle review process for each municipality's integrated waste management plan. After an initial determination of diversion requirements in 2006 and establishing diversion rates for subsequent calendar years, the Board reviews a jurisdiction's diversion rate compliance in accordance with a specified schedule. The Board is required to review a jurisdiction's source reduction and recycling element and hazardous waste element once every two years.

Assembly Bill 341 – Mandatory Commercial Recycling

The purpose of AB 341 is to reduce greenhouse gas emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. AB 341 required all businesses that generate four or more cubic yards of garbage per week and multi-family dwellings with five or more units to recycle by July 1, 2012. AB 341 also sets a statewide goal of 75 percent waste diversion.

c. Local Regulations

Municipal Stormwater Permitting Program

RWQCBs issue stormwater discharge permits. The Phase I Municipal Separate Storm Sewer System (MS4) (Order R1-2015-0030) is applicable to the City of Ukiah in the North Coast Region RWQCB (RWQCB 2022). The MS4 programs implement and enforce BMPs to reduce the discharge of pollutants from municipal separate storm sewer systems. The MS4 requires the City to establish monitoring programs for outfalls, receiving water, and chronic toxicity.

Ukiah Valley Basin Groundwater Sustainability Agency

In 2017, the City came together with the County of Mendocino and other Ukiah Valley agencies to form the Ukiah Valley Basin Groundwater Sustainability Agency (UVBGSA). The UVBGSA was created by a Joint Powers Agreement to serve as the official Groundwater Sustainability Agency for the Ukiah Valley Basin required by the Sustainable Groundwater Management (SGMA) Act of 2014.

4.13.3 Impact Analysis

a. Significance Thresholds and Methodology

Significance Thresholds

In accordance with Appendix G of the *CEQA Guidelines*, a significant utilities impact would occur if new development facilitated by the proposed project would:

1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
2. Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
4. Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

Methodology

This analysis considers the existing capacity of utilities serving the City, estimates qualitatively and quantitively the potential additional demand on utilities, and identifies whether the existing system can serve the demand of the existing demand plus the project's estimated demand.

b. Project Impacts and Mitigation Measures

Threshold 1:	Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Impact U-1 DEVELOPMENT FACILITATED BY THE PROJECT WOULD INCREASE DEMAND FOR WATER, WASTEWATER, ELECTRIC POWER, NATURAL GAS, TELECOMMUNICATIONS, AND STORMWATER DRAINAGE FACILITIES. HOWEVER, ADHERENCE TO UKIAH 2040 POLICIES WOULD FACILITATE EFFICIENT ENERGY USE, SUSTAINABLE AND RENEWABLE ENERGY, AND SAFE AND RESILIENT UTILITY AND INFRASTRUCTURE SYSTEMS THAT WOULD LESSEN THE NEED FOR NEW OR EXPANDED FACILITIES. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Development facilitated by the project would create additional demand for water, wastewater, electricity, natural gas, telecommunication and stormwater drainage facilities.

Impact U-2 and U-3 consider the potential environmental effects related to water and wastewater infrastructure, pertaining to water supplies and WWTP capacity. In addition to water supply and WWTP capacity infrastructure, development facilitated by the project could require water and wastewater connections, such as pipes to the existing infrastructure. Similarly, development facilitated by the project could require stormwater drainage, electric power, natural gas, or

telecommunications facilities connections, such as pipes or lines the existing infrastructure. As discussed in Section 4.9, *Population and Housing*, one purpose of Ukiah 2040 is to direct future development in such a way to minimize the impacts of growth by emphasizing the intensification and reuse of already developed areas and redevelopment to infill areas. As such, by focusing growth within already built-out areas, development would occur in areas where they could connect to existing utilities, thereby minimizing potential environmental impacts.

In addition, as described in Section 2.7.7 in Chapter 2, *Project Description*, the City is proposing three separate annexation areas currently located in the County of Mendocino's jurisdictional boundaries. Once annexed, the Annexation Area A would continue to be used for agriculture, open space, or municipal uses. The potential for expansion of the WWTP in Annexation Area A is discussed in Impact U-3 below. Because Annexation Area A would continue to be used for agriculture, open space, or municipal uses, and no development is proposed, there would be no additional significant environmental effects from new or relocated utilities. Once annexed, Annexation Area B would be designated as Industrial and Agriculture, similar to existing County designations.

Annexation Area B is located adjacent to the City limits and within an area that has previously been developed and/or planned for development under the Ukiah Valley Area Plan. As such, any future utilities would connect to existing utilities, thereby minimizing potential environmental impacts. If new or expanded facilities are required in the future, additional CEQA would be performed on a project-level basis at that time.

Annexation Area C includes areas designated as Public, Low Density Residential, and Single-Family Residential - Hillside Overlay. Utilities would not be expanded or added to the areas designated as Public. Expansion of utilities to the 54-acre "Development Parcels" area designated for Single-Family Residential and Hillside Overlay District (-H) associated with the Ukiah Western Hills Open Land Acquisition and Limited Development Agreement Project were analyzed in an Initial Study and Mitigated Negative Declaration in 2021 (City of Ukiah 2021). Although not anticipated for the purpose of this analysis, if the remaining areas designated for Low Density Residential and Single-Family Residential – Hillside within Annexation Area C are proposed for development of single-family residences, utilities would need to be expanded to these areas. However, all construction in Hillside Overlay District would require discretionary review, even for development that would normally be ministerial, such as single-family homes, and project-level impacts would be analyzed at that time. Ukiah 2040 policies and mitigation measures identified throughout this EIR would apply to minimize impacts to the environment.

Regarding demands on energy utilities and as discussed in Section 4.16, *Effects Found Not to Be Significant*, proposed Ukiah 2040 policies include energy conservation and energy efficiency strategies. As described in Section 4.16, *Effects Found Not to Be Significant*, development facilitated by the project would not result in inefficient or wasteful use of energy. Furthermore, Ukiah 2040 contains the following proposed policies that would improve energy efficiency and energy sustainability, thereby reducing impacts on the environment.

Goal PFS-6: Improve the efficiency and quality of utility services in the city.

> **Policy PFS-6.1:** New Initiatives. The City shall support innovative, sustainable, and alternative practices and technologies for delivering energy and utility services to the community.
>
> **Policy PFS-6.2:** Undergrounding Utilities. The City shall encourage the conversion of overhead transmission and distribution lines to underground as economically feasible.

Policy PFS-6.3: Energy Efficiency Education. The City shall support education for residents and businesses on the importance of energy efficiency.

Policy PFS-6.4: Energy Efficient Municipal Buildings. The City shall require municipal and public buildings to operate at the highest energy efficiency level economically and operationally feasible.

Policy PFS-6.5: Privately-Owned Building Retrofits. The City shall promote retrofitting of privately-owned buildings to increase energy efficiency.

Policy PFS-6.6: Local Power Generation. The City shall support local power generation and production that is economically and operationally feasible**.**

Goal PFS-7: To ensure a safe and resilient utility and infrastructure system.

Policy PFS 7.1: Resilient Electric Grid. The City shall explore options for hardening the electric grid to continue to provide ongoing service to the community without disruption caused by natural (seismic events, flooding, wildfires, extreme wind events) or man-made hazards.

Policy PFS 7.2: Vegetation Clearance. The City shall require vegetation clearance and tree trimming adjacent to transmission and distribution lines and other critical electrical infrastructure.

Policy PFS 7.3: Electric Infrastructure Upgrades. The City shall implement electrical infrastructure upgrades as outlined in the Ukiah Wildfire Mitigation Plan to reduce the risk of wildfires.

Goal PFS-8: To transition to sustainable and renewable energy.

Policy PFS 8.1: Utility Sustainability. The City shall continue to expand alternative, sustainable electric energy use.

Policy PFS 8.2: Sustainable Design and Energy Efficiency. The City shall encourage the site planning and design of new buildings to maximize energy efficiency.

Policy PFS 8.3: Solar Photovoltaic Use. The City shall encourage solar photovoltaic systems for existing residential uses to reduce the reliance on the energy grid.

Policy PFS 8.4: Residential Electric Appliances. The City shall encourage the use of electric appliances and utility hook-ups in all new residential development.

Policy PFS 8.5: LEED Certification. The City shall encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as LEED rating system, or an equivalent.

Policy PFS 8.6: Incentivize Energy Efficiency. The City shall consider providing incentives, such as prioritizing plan review, permit processing, and field inspection services, for energy efficient building projects.

In addition, Section 4.16.4 in Section 4.16, *Effects Found Not to Be Significant* identifies that the various regulations and proposed policies in Ukiah 2040 that would be required for future projects would ensure that drainage patterns are not substantially altered. Specifically, future projects under Ukiah 2040 would be required to implement low impact development (pursuant to proposed Policy PFS-5.1), which would minimize runoff and reduce the demand for additional stormwater infrastructure.

Overall, due to the location where future development would occur and with compliance with existing regulations and proposed Ukiah 2040 policies, impacts from water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2:	Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Impact U-2 DEVELOPMENT FACILITATED BY THE PROJECT WOULD INCREASE WATER DEMAND; HOWEVER, THE CITY HAS SUFFICIENT WATER SUPPLY TO SERVE THE PROJECT AND REASONABLY FORESEEABLE FUTURE DEVELOPMENT DURING NORMAL, DRY AND MULTIPLE DRY YEARS.

Future growth and development facilitated by the project would create additional demand for water in Ukiah, as well as within the Annexation Areas. The water demand for the project was estimated using water demand rates for land use types developed by the California Emissions Estimator Model (CalEEMod). Each development type has its own associated water use factor by unit, which were used to calculate projected water demand volumes for each type of new development. In addition, the additional demand was based on the maximum buildout for Ukiah 2040, which is a conservative assumption developed for this analysis and is not meant to be a predictor of future growth. Overall, maximum growth will be dependent on multiple factors, including local economic conditions, market demand, and other financing considerations. As such, the projected water demand identified in Table 4.13-2 is a conservative assumption and water demand from Ukiah 2040 is expected to be lower than what is shown in that table.

Table 4.13-2 Projected Total Water Demand by Development Type

Development Type	Proposed Project Growth Forecast	Water Use Rate (MGY per unit)[1]	Projected Water Demand (MGY)	Projected Water Demand (gpd)	Projected Water Demand (AFY)
Non-residential	4,514,820 sf	0.29	1,309	3,586,301	4,017
Residential	2,350 units	0.11	259	709,589	795
Total			**1,568**	**4,295,890**	**4,812**

MGY = million gallons per year; gpd = gallons per day; AFY = acre-feet per year; sf = square feet

Note: Totals may not add due to rounding.

[1] Water use rates from CalEEMod. Indoor and outdoor water uses are combined. Rates for non-residential are based on the CalEEMod general office rate. Rates for non-residential are per 1,000 square feet.

With implementation of the project, water demand in 2040 would be the sum of the City's existing water demand and the projected water demand from the additional buildout associated with Ukiah 2040. As such, water demand in 2040, under the maximum buildout scenario, is conservatively estimated to be 7,842 AF.[3] As described in Section 4.13.1, the City's projected water supply would be 21,184 AF during normal years and 11,534 during a single-dry year and multiple-dry years. Therefore, sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts from the project would be less than significant.

In addition, Ukiah 2040 includes the following proposed goals and policies to reduce impacts on water supplies and encourage the conservation of water:

Goal PFS-1: To maintain a safe and adequate water system to meet the needs of existing and future development.

Policy PFS-1.1: Water Service Annexation Impacts. The City shall ensure newly annexed areas within the city do not negatively affect water services to existing customers.

Policy PFS-1.2: Russian River Water Rights. The City shall protect and confirm all Russian River tributary water rights to which the Ukiah Valley and City may be entitled.

Policy PFS-1.3: Consolidation of Water Districts. The City shall support the consolidation of water districts as part of future annexations to establish efficient services and ensure adequate water supply and delivery

Policy PFS-1.4: Water Storage. The City shall encourage the protection and expansion of existing sources and methods of water storage for future development.

Policy PFS-1.5: Recycled Water Project. The City shall explore the potential expansion of the Recycled Water Project to provide non-potable water to areas of large-scale urban irrigation, such as Todd Grove Park and the golf course.

Policy PFS-1.6: Reduce Reliance on the Russian River. The City shall continue to support the reduction on the reliance of surface water from the Russian River as a water source to serve the community.

Policy PFS-1.7: Groundwater Recharge. The City shall enhance groundwater supply by looking to expand its capacity to recharge by developing storm ponding and retention basins where feasible. In some areas these ponds or basins can be incorporated into a recreational area, used as wildlife habitat area, or may be required by new development to offset impacts associated with new nonpermeable surfaces.

Goal PFS-2: To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

Policy PFS-2.7: Protect Groundwater Quality. The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.

[3] 7,842 AF = 3,030 AF (water demand in 2020) + 4,812 (water demand from Ukiah 2040)

These proposed goals and policies in Ukiah 2040 would assist the City in maintaining their water supply and water service for future use and development. These proposed goals and policies would help ensure a less than significant impact on the City's water supply.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3:	Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Impact U-3 DEVELOPMENT FACILITATED BY THE PROJECT WOULD INCREASE DEMAND FOR WASTEWATER TREATMENT. THE TIMING, INTENSITY, AND LOCATION OF AN EXPANSION OF WASTEWATER TREATMENT FACILITIES IS UNKNOWN AT THIS TIME, BUT AN EXPANSION WOULD REQUIRE ADDITIONAL CEQA REVIEW AND COMPLIANCE WITH EXISTING BUILDING AND ZONING CODES. AS SUCH, IMPACTS RELATED TO EXPANSION OF WASTEWATER TREATMENT FACILITIES AS A RESULT OF UKIAH 2040 WOULD BE LESS THAN SIGNIFICANT.

The wastewater generation calculations for the development facilitated by the project are based on the estimated water demand described above under Impact U-2. Water demand is assumed to be 120 percent of wastewater generation, due to evaporation and system losses. As explained in Impact U-2, the water demand that was calculated for this project in this analysis is a conservative estimate based on a maximum buildout scenario. The wastewater generation calculation is based on this conservative estimate. As such, the estimated wastewater calculation is also a conservative estimate and wastewater generations from Ukiah 2040 is expected to be lower than what is described in this analysis.

The projected wastewater is conservatively estimated to be 4,010 AFY under the maximum buildout scenario.[4] This is equivalent to approximately 3.6 mgd.[5] In 2020, the City had an existing wastewater demand of approximately 2.4 mgd.[6] The total wastewater demand due to the project could be approximately, 6.0 mgd in 2040 in the maximum buildout scenario. The WWTP has a dry-weather capacity of 3.01 million gallons per day (Ukiah 2020b). As such, there is not currently sufficient capacity in the WWTP to accommodate the additional demand from the maximum buildout scenario in Ukiah 2040.

Nonetheless, Ukiah 2040 contains the following proposed goals and policies related to wastewater. Proposed Policy PFS-2.1 identifies that City will maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system.

[4] 4010 = 4812 / 1.2
[5] 3.6 mgd = (4,010 AFY * 892.7 gallons per day)/ 1,000,000 gallons
[6] 2.4 mgd = (2,671 AFY * 892.7 gallons per day)/ 1,000,000 gallons

Goal PFS-2: To maintain quality wastewater treatment and disposal services to meet the needs of existing and future development.

Policy PFS-2.1: Level of Service. The City shall maintain an adequate level of service in the City's wastewater collection, treatment, and disposal system to meet the needs of existing and projected development and all State and Federal regulations**.**

Policy PFS-2.2: Wastewater System Funding. The City shall ensure that the wastewater collection, treatment, and disposal system has adequate funds and programs for maintenance, upgrades when required, and day-to-day operations.

Policy PFS-2.3: Wastewater Service Coordination. The City shall coordinate with the Ukiah Valley Sanitation District to ensure ongoing wastewater treatment capacity within the wastewater treatment plant for future development.

Policy PFS-2.4: Ukiah Valley Sanitation District. The City should collaborate with Ukiah Valley Sanitation District to ensure adequate wastewater collection and treatment is provided to properties within City limits and their jurisdictional boundaries.

Policy PFS-2.5: Out of Area Service Agreements. The City shall require out of service area agreements in rural areas where the Ukiah Valley Sanitation District cannot feasibly provide wastewater services.

Policy PFS-2.6: Wastewater Service Capacity. The City shall ensure there is adequate wastewater service capacity prior to annexation of additional land.

The City has identified that additional wastewater treatment infrastructure is required to accommodate additional growth from Ukiah 2040 and the City plans to provide additional wastewater treatment capacity as described in Chapter 2, *Project Description*. Generally, wastewater treatment facilities would be allowed or permitted in areas containing Public land use designations. However, there are no new facilities proposed at this time. Generally, it is anticipated that construction of new facilities would result in similar physical impacts discussed throughout this EIR (i.e., impacts to biological resources, water quality and hydrology, air quality, agriculture, etc.), but impacts could also be reduced depending on location and intensity. As such, it is not possible to identify the specific nature, extent, and significance of physical impacts on the environment that could result from the construction and operation of an expanded WWTP without knowing the size and nature of the facility, or its location. Regardless, new facilities would require adherence to all applicable building and zoning codes, and additional CEQA review to analyze project and location specific impacts. The expansion of the WWTP would be subject to CEQA and CEQA review would be conducted when the WWTP expansion is advanced. As such, impacts from Ukiah 2040 related to wastewater facilities would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4:	Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
Threshold 5:	Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Impact U-4 DEVELOPMENT FACILITATED BY THE PROJECT WOULD INCREASE THE VOLUME OF SOLID WASTE GENERATED IN UKIAH. HOWEVER, UKIAH 2040 CONTAINS POLICIES TO INCREASE RECYCLING AND COMPLY WITH FEDERAL, STATE, AND LOCAL MANAGEMENT REDUCTION REGULATIONS. THEREFORE, IMPACTS WOULD BE LESS THAN SIGNIFICANT.

Implementation of the project would generate additional solid waste. Construction of development facilitated by the project would create construction debris, such as scrap lumber and flooring materials. Operation of development facilitated by the project would create typical household wastes associated with residential, office, and commercial uses. Industrial development facilitated by the project would also generate solid waste.

As described in Section 4.13.1, *Setting*¸ the maximum permitted capacity for the Ukiah Transfer Station is 400 tons per day and as of 2020 the facility receives an average of 120 to 130 tons per day. Overall, the Ukiah Transfer Station has approximately between 270 and 280 tons per day of remaining capacity. Furthermore, CalRecycle estimates that the City of Ukiah generates approximately 5 pound of solid waste per day per person (CalRecycle 2022a).

This EIR identifies a maximum buildout for Ukiah 2040, which is a conservative assumption developed for this analysis and is not meant to be a predictor of future growth. Overall, maximum growth will be dependent on multiple factors, including local economic conditions, market demand, and other financing considerations. The maximum estimated population growth is 5,640 people (see Section 4.9, *Population and Housing*). Based on the average per capita solid waste disposal rate for the City, a total of approximately 28,200 pounds per day could be generated under the maximum buildout scenario in Ukiah 2040. This is equivalent to 14.1 tons per day. As such, there is sufficient capacity to serve the additional solid waste that would be generated in the maximum buildout scenario of Ukiah 2040.

In addition, Ukiah 2040 includes the following proposed goals and policies that focus on reducing solid waste generation and increasing recycling and composting, through the provision of adequate facilities:

Goal PFS-3: To ensure adequate solid waste, recycling, and composing services and maximize waste diversion from landfills.

> **Policy PFS-3.1:** Solid Waste Diversion Targets. The City shall encourage increased community participation in recycling and composting programs and weekly collection of recyclables and organic waste to achieve 85 percent diversion for community waste and municipal operations by 2030.
>
> **Policy PFS-3.2:** Waste Management Services**.** The City shall continue waste management service contracts to provide quality and cost-effective solid waste removal throughout the city and require all residents and businesses to comply with solid waste collection and recycling service requirements

Policy PFS-3.3: Construction and Demolition Waste. The City shall require all new development to comply with the current CALGreen requirements for construction and demolition waste diversion.

Policy PFS-3.4: Recycling Receptacles and Biodegradable/Recycled-Materials Products. The City shall require the availability of recycling and composting receptacles and use biodegradable or recycled-material products instead of single-use plastic products at all City facilities and City-sponsored events.

Policy PFS-3.5: Sustainable Purchasing Policy. The City shall prioritize purchasing products that are environmentally friendly; made with postconsumer recycled content; are recyclable, compostable, or reusable; are less toxic than conventional goods; are manufactured locally; and are fairly traded.

Policy PFS-3.6: Waste Reduction Education. The City shall collaborate and partner with local organizations to provide waste reduction education programs to residents and businesses.

Goal ENV-9: To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.

Policy ENV-9.1: Zero Waste. The City shall promote innovative activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; gasification, and promoting and educating on waste diversion and its importance.

Policy ENV-9.2: Household Waste Programs. The City shall provide convenient, easy-to-use bulky item and household hazardous waste programs that facilitate the reuse and recycling of materials.

These proposed goals and policies would require the reduction of solid waste generation and increase recycling efforts. Specifically, the policies under proposed Goal PFS-3 would ensure adequate solid waste services by requiring all new development to comply with the current CALGreen requirements for construction and demolition waste diversion and requiring the availability of recycling and composting receptacles and the provision of waste reduction education programs. Additionally, the policies under proposed Goal ENV-9 would encourage increased community participation in recycling and composting programs to achieve Ukiah's goal of becoming a zero-waste community. Furthermore, Ukiah 2040 does not contain any proposed policies that would encourage or allow non-compliance with any federal, state, or local management and reduction statutes and regulations related to solid waste. With adherence to these policies, impacts related to solid waste would be less than significant.

Mitigation Measures

No mitigation measures would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.