5.6 UTILITIES AND SERVICE SYSTEMS

This section of the Monterey Park Market Place Supplemental EIR (SEIR) analyzes the proposed project's potential impacts to utilities and service systems, including water providers and infrastructure, wastewater infrastructure and treatment systems, and solid waste landfills. This section compares the impacts identified in the 2000 Monterey Park Town Plaza EIR (2000 MPTP EIR) with those of the proposed project, the Monterey Park Market Place Precise Plan (MPMP Precise Plan).

5.6.1 Water Supply and Distribution Systems

5.6.1.1 Impacts Identified in the 2000 MPTP EIR

- **Water Consumption:** The 2000 MPTP EIR found that the previously proposed project would increase water use during project construction and operation. The approved project consisting of 515,382 square feet would consume an estimated 81,250 gallons of water per day (gpd)[1] at buildout. With the incorporation of mitigation measures, water consumption impacts of the previously proposed project were less than significant. Previous mitigation measures, as they are revised and incorporated for the proposed project, are listed in Section 5.6.1.9.

- **Water Infrastructure:** The 2000 MPTP EIR found that the existing infrastructure would be able to serve the previous project's daily water demand. However, fire flow requirements would not be met by the existing pipelines. The fire flow demand for the previously proposed project was 4,000 gallons per minute (gpm). A mitigation measure to replace 1,000 feet of the 8-inch diameter Saturn Street water pipeline with a 10-inch diameter pipeline would reduce impacts to less than significant levels. Previous mitigation measures, as they are revised and incorporated for the proposed project, are listed in Section 5.6.1.9.



5.6.1.2 Methodology

A water supply assessment (WSA) to determine the proposed project's water demand and impacts to water supply has been prepared in compliance with Senate Bill 610. The WSA, prepared by M & M Realty Partners for the City of Monterey Park, provides results and recommendations related to water supply and is included in its entirety in Appendix F.

5.6.1.3 Environmental Setting

City of Monterey Park Water Utility

Approximately 95 percent of all of the City of Monterey Park's residents and businesses rely on the Water Utility Division of the City's Public Works Department for water supply. The Water Utility Division has a water extraction and conveyance system that includes 12 deep wells near the Rio Hondo River, 11 booster pumps, 11 reservoirs, and 13,162 meters of pipe. The combined storage capacity of the City's infrastructure is 19 million gallons (M&M Realty Partners 2010b). Of the 12 wells, 6 are not being used due to contamination or in operation, including wells No. 2, 6, 7, 8, 9, and 14. The remaining six wells have pumping capacities between 600 and 2,500 gpm. Table 5.6-1 lists the wells (and reservoirs) currently in use in the City and respective capacities.

[1] The previous 2000 MPTP EIR estimated a net total of 74,160 gpd would be used when the existing buildings on the project site were taken into account. The 2000 MPTP EIR applied a reduction of 7,125 gpd to take into account the existing buildings. Since these buildings are no longer in existence, the total water demand of the previously proposed 515,382-square-foot development would be 81,250 gpd.

The water system in the City is divided into 10 pressure zones (5 main zone designations) based on differing water pressures. Pressure zones with the same number designation share the same hydraulic grade line. The largest of the 10 zones is Zone 2, which covers approximately 59 percent of the City-owned water supply infrastructure. Although not included in the current boundaries of the water zones, the proposed project would be connected to Zone 2. Figure 5.6-1 depicts the water zones in the City and the location of the project site in relation to these zones.

Water Management in the City

As required by Water Codes Sections 10610 through 10656 (the Urban Water Management Plan Act), the City of Monterey Park has prepared an urban water management plan (UWMP) that must be updated every five years. The most recent update to the UWMP was 2005 and a new UWMP is due by July 1, 2011. Usually, UWMPs are due on December 31 of years ending in 0 and 5, but a 6-month extension has been granted for submittal of the 2010 UWMPs to provide additional time for water suppliers to address the Senate Bill x7-7 water conservation requirements (CDWR 2011). The 2005 UWMP is based on the buildout of the 2001 General Plan. The project site is designated commercial in the 2001 General Plan but no buildout statistics are provided for the site. The City's General Plan states that the Precise Plan proposed for the project site (the MPMP Precise Plan) will set the maximum floor area ratio (FAR) for the project site. The City's UWMP is designed to supplement the San Gabriel Valley Municipal Water District's (SGVMWD) UWMP since the City is a member agency of the SGVMWD. The City's UWMP's purpose is to describe the management tools and options for the City to responsibly use water resources and to reduce the need for imported water from other regions.

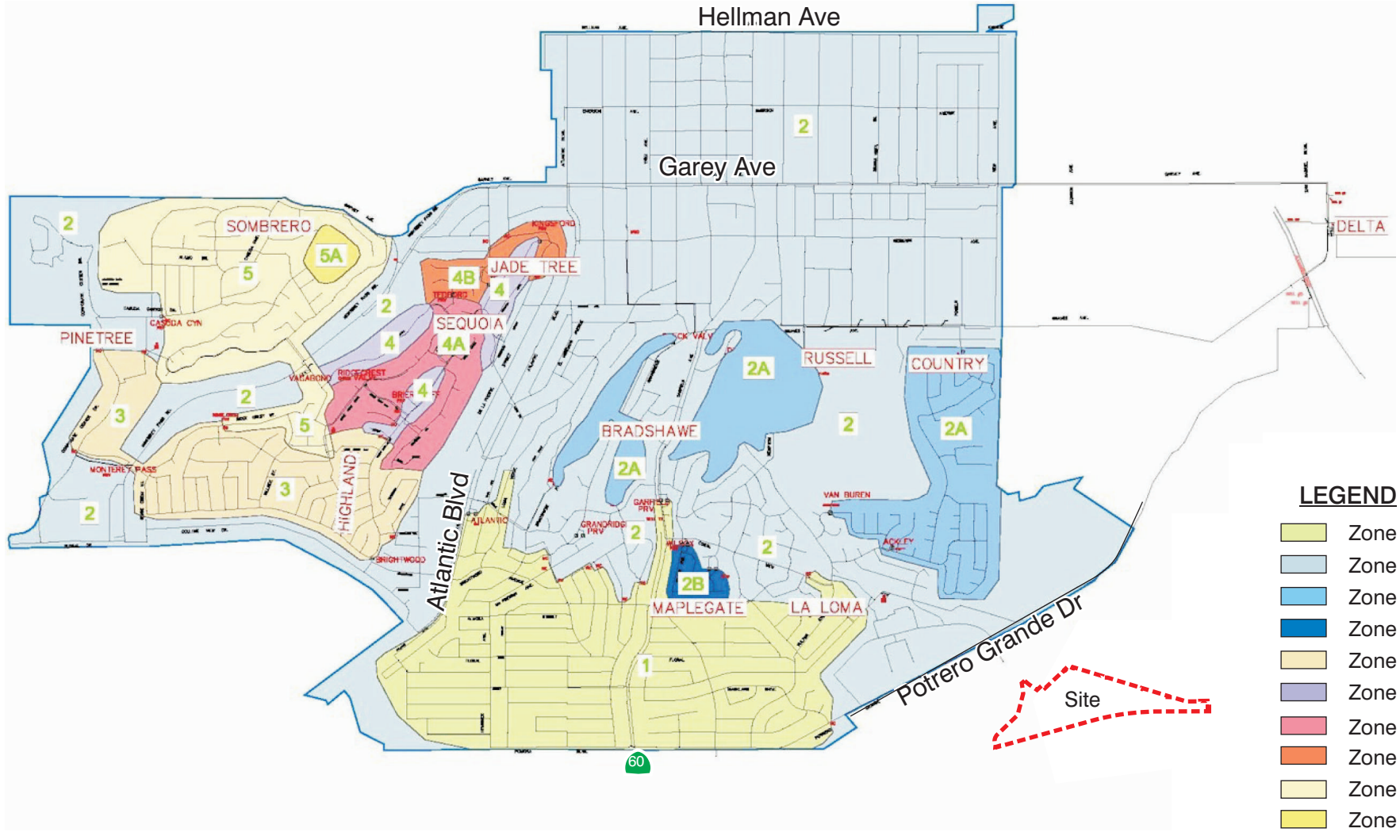
Water demand in the City of Monterey Park is estimated at 7.76 million gallons per day (mgd). Growth in the City is approximately 0.901 percent, resulting in a slow but steady increase in water demand.

Water Distribution Systems and Supply Infrastructure

The water utility division of the City of Monterey Park is responsible for providing water to the project site. Onsite water users include the leachate treatment plant and thermal destruction facility associated to the former landfill (LTP/TDF). Since these treatment facilities are not part of the proposed project, they will not be included with the gross water demand of the project site.

The project site's water pipelines connect to the City-owned pipelines in the Greenwood Drive alignment. The pipeline in Greenwood drive is 12 inches in diameter and connects to an 8-inch-diameter pipeline in the Saturn Avenue alignment across Potrero Grande Drive.

City of Monterey Park Water Supply Zones



Source: Monterey Park Retail Partners, LLC 2010

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Wells and Reservoirs

Table 5.6-1 summarizes the total existing water storage and pumping capacity of the City's reservoirs and pumping stations (wells). The source for all of the City's public water supply is groundwater from the Main San Gabriel Valley Basin. The project site is in Zone 2, which has a combined storage capacity of 10 million gallons (MG).

Table 5.6-1
Existing Water Supply in City of Monterey Park

City Wells	
Well	**Pumping Capacity**
No.1	600 gpm
No. 3	600 gpm
No. 5	1,650 gpm
No. 10	1,800 gpm
No.12	2,250 gpm
No.15	2,250 gpm
Fern Well	700 gpm
Total Pumping Capacity	**9,850 gpm**
City Reservoirs	
Reservoir	**Storage Capacity**
Russell Tank 1A	3.0 MG
Russell Tank 2A	3.0 MG
Bradshawe Tank 3	1.0 MG
Bradshawe Tank 3A	1.0 MG
Sequoia Tank 4A	1.5 MG
La Loma Tank 5	2.0 MG
La Loma Tank 5A	2.0 MG
Highland Tank 6	1.0 MG
Highland Tank 6A	1.0 MG
Sombrero Tank 7	1.5 MG
Pine Tree Tank 8	2.0 MG
Total Storage Capacity	**19 MG**

Source: M & M Realty Partners 2011.
gpm: gallons per minute; MG: million gallons

Main San Gabriel Valley Basin

The Main San Gabriel Valley Basin (Main Basin) has a total estimated capacity of 9.5 million acre-feet and it underlies the majority of the San Gabriel Valley (Monterey Park 2005). Three water agencies have boundaries that cover the Main Basin, including the Upper San Gabriel Valley Municipal Water District, the SGVMWD, and the Three Valleys Municipal Water District. The basin is bounded by the San Gabriel Mountains on the north, the San Rafael and Merced Mountains on the west, the Puente Hills and San Jose Hills on the south, and a low divide between the San Gabriel River and the Upper Santa Ana River systems on the east.

San Gabriel Valley Municipal Water District

The SGVMWD is a wholesale water supplier that provides untreated State Water Project (SWP) water to replenish groundwater supplies of the Main San Gabriel Basin (Main Basin). Monterey Park is an agency

member along with the cities of Alhambra, Azusa, and Sierra Madre. The water district's service area is spread over 27 square miles and includes a population of over 200,000 people. SGVMWD operates consistent with the Long Beach Judgment, Main San Gabriel Basin Judgment, Main San Gabriel Basin Watermaster (Main Basin Watermaster) Rules and Regulations, and the Five-Year Water Quality and Supply Plan. SGVMWD has prepared a 2010 Urban Water Management Plan (SGVMWD 2010 UWMP). Background and facts discussed in the SGVMWD 2010 UWMP are incorporated into the WSA and included as Appendix M of the WSA (Appendix F of the DSEIR).

Water Supply for the District

SGVMWD's only source of water is from the SWP, which is owned and operated by the California Department of Water Resources (CDWR). The SGVMWD is a contractor with the SWP and imports water for distribution within its service area. There are 29 agencies that have long-term water supply contracts with CDWR. According to state sources, the SWP has a current firm annual yield of about 2,100,000 acre-feet and a contracted annual yield of 4,200,000 acre-feet based upon the SWP's original design annual yield (M & M Realty Partners 2011).

The reliability of the SWP impacts SGVMWD ability to plan for future growth and supply. On an annual basis, each of the 29 SWP contractors, including SGVMWD, request an amount of SWP water based on their anticipated yearly demand. Each of the 29 SWP contractors has a maximum (full) entitlement as listed in Table A of the SWP report. The full Table A amount is the maximum amount of imported water to be delivered and is specified in the contract between the CDWR and the contractor. The amount of the SWP water supply delivered to the state water contractors in a given year depends on the demand for the supply, amount of rainfall, snowpack, water in storage, pumping capacity from the Sacramento River delta, and legal constraints on SWP operation. Due to the uncertainty in water supply, contractors are not typically guaranteed their full Table A amount, but instead a percentage of that amount based on the available supply.

When the annual Table A amount is received by SGVMWD, this is used to recharge the Main Basin. SGVMWD's member cities, including Alhambra, Azusa, and Monterey Park, obtain most of their water from groundwater production. The Main Basin is also recharged by precipitation, surface inflow, and subsurface inflows.

Water Allocations and Withdrawals from the Main Basin

Each water producer with rights to use groundwater from the Main Basin is allowed to use a designated percentage of the Main Basin's operating safe yield (OSY). The OSY for the Main Basin is determined annually by a nine-member Main Basin Watermaster. For fiscal year 2010–2011, the OSY is 170,000 acre-feet (approximately 55 billion gallons) (Main San Gabriel Basin Watermaster 2010). Each water producer with rights to the Main Basin and its relevant watershed has a proportional share of the OSY, and water extractions are reported quarterly to the Watermaster. The City of Monterey Park has a prescriptive right to 5,766.67 acre-feet and a pumper's share equal to 3.39216 percent of the total OSY (5.148 million gallons per day for fiscal year 2010–2011). When a producer extracts water in excess of its proportional share, it must pay for replacement water, which is delivered as imported water. The replacement water must be equal to the excess water. The City must purchase water from the SGVMWD when it exceeds its allocated 3.39216 percent of the basin.

Given that the SGVMWD does not provide an assured maximum amount of water that can be purchased by the City, the WSA does not account for water supply beyond the supplemental amounts used to feed the basin.

Projected City Water Supply

Pumping and Storage Capacity

Combined well pumping capacity is expected to grow from 10.94 million gallons per day (MGD) to 13.32 MGD with the repair and decontamination of wells No. 6 and No. 5. The storage capacity in the City is expected to increase from 19 MG to 22 MG with the planned addition of a 4 MG tank in 2015. Table 5.6-2 shows the incremental growth of water supply from 2010 through 2030. The WSA makes the assumption that the proposed project will open in 2015. The combined well and reservoir capacities (bottom row of the table) are meant to be used for accommodating the maximum day demand and the peak hour demand.

Table 5.6-2
Projected City Water Supply (MGD)

Source	2009	2015	2020	2025	2030
Wells – Existing[1]	10.94	10.94	10.94	10.94	10.94
Wells – Future[2,3]	–	1.01	2.38	2.38	2.38
Subtotal Wells	**10.94**	**11.95**	**13.32**	**13.32**	**13.32**
Reservoirs – Existing	19.00	19.00	19.00	19.00	19.00
Reservoirs – Future[4]	–	4.00	4.00	4.00	4.00
Subtotal Reservoirs	**19.00**	**22.00**	**22.00**	**22.00**	**22.00**
Total Wells plus Reservoirs[5]	**29.94**	**34.95**	**36.32**	**36.32**	**36.32**

Source: M & M Realty Partners 2011.
[1] The largest producing well, No. 15, is not included in the WSA as a factor of safety.
[2] Well No. 6 will be brought back online in 2011 and is expected to have a capacity of approximately 700 gpm.
[3] By 2020, wells No. 5 and 6 will be upgraded to have a capacity to 2,100 and 1,200 gpm, respectively, therefore increasing capacity by 1,650 gpm or 2.38 MG when compared to 2009.
[4] New tanks are expected to be constructed by 2015 and will have an approximate capacity of 4.0 MG.
[5] Total to be used when considering maximum day demand (MDD) and peak hour demand (PHD).

San Gabriel Valley Basin Yield for City of Monterey Park

The OSY for the Main San Gabriel Valley Basin is 170,000 for fiscal years 2009–2010 and 2010–2011. This is 10,000 acre-feet less than the same yield in 2008–2009 (180,000). Every year, the City has a pumper's share of 3.39216 percent of the safe yield (5,766.67 acre-feet) or about 5.148 MGD. Table 5.6-3 shows the recent water production activities in comparison with the operating safe yield of the Basin. The City of Monterey Park has needed to purchase water from SGVMWD each year between 2005 and 2009.

Table 5.6-3
Basin Operating Safe Yield vs. Production in City of Monterey Park, 2005–2009 (af)

Source	2005	2006	2007	2008	2009
Operating Safe Yield	240,000	240,000	210,000	180,000	170,000
Production Right for City of Monterey Park	8,141.18	8,141.18	7,123.54	6,105.89	5,766.67
Total Water Production in City for the Year (Demand)	10,391.01	9,912.61	9,865.55	9,481.23	8,692.47
Purchased from SGVMWD	2,249.83	1,771.43	2,742.01	3,375.34	2,925.80

Source: M & M Realty Partners 2011.
af = acre-feet

Existing Water Demand

The water demand in the City of Monterey Park between the years 2005 and 2009 is based on the billing records for 13,162 active connections in six different land use categories. The demand has averaged 3,150 MG per year between 2005 and 2009. The lowest demand was 2,832 million gallons in 2009. Table 5.6-4 shows the demand by land use for the last five years.

Table 5.6-4
Existing City Water Demand by Land Use, 2005–2009 (in MG)

Land Use	Acres	2005	2006	2007	2008	2009
Single-Family Residential	2,008	1,394	1,244	1,319	1,291	1,130
Multifamily Residential	840	956	900	884	852	801
Commercial	441	773	730	713	680	652
Industrial	199	16	14	15	120	13
Landscape Irrigation	–	81	64	80	81	83
Other	214	182	475	33	51	37
Unmetered/Unaccounted	–	16	-197	170	15	117
Total (MG)	–	**3,386**	**3,230**	**3,215**	**3,089**	**2,832**
Total (af)	–	**10,391**	**9,913**	**9,866**	**9,481**	**8,692**

MGY = million gallons per year; af = acre-feet

Projected City Water Demand

The City's average daily water demand (without conservation) is expected to increase from 7.75 MGD to 9.37 MGD by year 2030, as shown on Table 5.6-5. This is within the capacity of the City's pumping and storage infrastructure but would exceed the City's yield from the Main San Gabriel Valley Basin, assuming that the operating safe yield (170,000 acre-feet) would remain similar or continue to decrease. This would mean the City of Monterey Park would have a yearly prescriptive right to approximately 5.148 MGD or less.

Table 5.6-5
Projected City Water Demand without Project (MGD)

	2009	2015	2020	2025	2030
Average Day Demand (ADD)	7.75	8.19	8.56	8.96	9.37
Maximum Day Demand (MDD)[1]	12.41	13.09	13.70	14.34	15.00
Fire Demand	4.38	4.38	4.38	4.38	4.38
Maximum Day Plus Fire Demand	16.78	17.47	18.08	18.72	19.38
Peak Hour Demand (PHD)[2]	27.13	28.63	29.96	31.36	32.80

Source: M & M Realty Partners 2011.
[1] A factor of 1.6 is applied to the ADD to obtain MDD values.
[2] A factor of 3.5 is applied to the ADD to obtain PHD values.

Recycled Water Demand

Recycled water use is currently not available in the City at this time but SGVMWD is studying the potential to implement a groundwater recycling program for the Main San Gabriel Valley Basin and working with the Sanitation District of Los Angeles County (LACSD) to be able to use the water recycling facilities (SGVMWD 2010). In addition, Monterey Park is one of two member agencies that would be able to make use of piped

recycled water. A study to determine implementation of recycled water distribution is also being completed by SGVMWD (SGVMWD 2010). However, since recycled water is not currently pumped into the basin and the City does not have a recycled water distribution system, recycled water use has not been assumed to be available in this SEIR.

State of California Long-Term Water Supply Planning

On June 5, 2008, Governor Arnold Schwarzenegger declared a statewide drought and directed state agencies and departments to take specific actions. Governor Schwarzenegger proclaimed a state of emergency on February 27, 2009, and directed all state government agencies to utilize their resources, implement a state emergency plan, and provide assistance for people, communities, and businesses impacted by the drought. Spring 2008 marked the fourth driest spring on record, coming off of a record dry year.

The SWP Project Analysis Office releases bulletins to state water agencies announcing water supply allocation reductions. The most recent bulletin (June 22, 2010) indicates that all agencies, including the Metropolitan Water District, currently receive 50 percent of their allocated water. Total allocations to SWP contractors are 2,086,000 acre-feet per year. This allocation percentage may be revised based on hydrological conditions throughout the year (CDWR 2010a).

Southern California faces the challenge of satisfying its water requirements and securing its firm water supplies; 2009 marked the third year of drought for California. Water year 2007–2008 resulted in 63 percent of average annual precipitation and water year 2008–2009 resulted in 72 percent of average annual precipitation. Precipitation in 2009 was at 76 percent of annual average. This has caused drastic reductions of water deliveries through the SWP, especially to central and southern California, and low levels in the state's major reservoirs. In 2010, precipitation increased; data through May 2010 show that precipitation is at 107 percent of average (CDWR 2010b).

In addition to reduced precipitation levels, conditions including delta pumping restrictions due to the endangered species the delta smelt, climate change, and levee vulnerability to floods and earthquakes have increased uncertainty regarding the reliability of water sources. Continued population and economic growth correspond to increased water demands in the region, putting an even larger burden on local supplies. Significant areas affecting delivery reliability are discussed below.

Supply Limitation from Northern California: The Delta Smelt

The delta smelt is a federally and state-listed threatened fish species that inhabits the estuaries of the Bay-Delta region. In May 2007, a federal court invalidated the biological opinion issued by the US Fish and Wildlife Service for operations of the SWP and Central Valley Project with regard to the delta smelt. On August 31, 2007, the federal court ordered interim operating rules until a new biological opinion is approved. Under the ruling, operational limits on Delta pumping are in place from the end of December, when fish are about to spawn, until June, when the smelt migrate. The federal ruling and protective measures will be in effect until the biological opinion is rewritten. According to the Metropolitan Water District (MWD), the protective measures will have an effect on future SWP operations and supplies. According to the 2007 MWD Integrated Resource Plan Implementation Report, based on initial estimates, MWD could see as much as a 22 percent reduction, on average, of its SWP supplies in 2008 and beyond. In addition to the interim remedies and the proceedings to address immediate environmental concerns, the Delta Vision process and the Bay-Delta Conservation Plan process are defining long-term solutions for the Delta. The Bay-Delta Conservation Plan is expected to be completed in 2013 (BDCP 2011). Prior to the court decision, MWD's board approved a Delta Action Plan in May 2007 that described short-, mid- and long-term conditions and the actions to mitigate potential supply shortages and to develop and implement long-term solutions.

Climate Change and its Effects on California Water Supply

The CDWR released the report, "Progress on Incorporating Climate Change into Management of California's Water Resources" (July 2006), which considers the impacts of climate change on the state's water supply. CDWR emphasizes that "the report represents an example of an impacts assessment based on four scenarios defining an expected range of potential climate change impacts." CDWR's major goal is to extend the analysis for long-term water resource planning from "assessing impacts" to "assessing risk." The report presents directions for further work in incorporating climate change into the management of California's water resources. Emphasis is placed on associating probability estimates with potential climate change scenarios in order to provide policy makers with both ranges of impacts and the likelihoods associated with those impacts. CDWR's report acknowledges "that all results presented in this report are preliminary, incorporate several assumptions, reflect a limited number of climate change scenarios, and do not address the likelihood of each scenario. Therefore, these results are not sufficient by themselves to make policy decisions."

The potential climate change impacts on the Colorado River Basin are included in the 2006 CDWR report. The Colorado River depends mainly on annual snow melt as a water supply. An increase of 1.1 to 2.0 degrees Celsius is expected in the basin by 2050, causing a peak in snowmelt runoff 5 to 25 days earlier. This is not seen as a critical concern for the river's yield. The change in amount of precipitation would be a greater concern affecting water supplies from the river basin. A large percentage (85 percent) of the upper basin runoff comes from high elevations, suggesting that changes in mountain temperature and precipitation would have substantial effects on the river's annual water yield. An increase in temperature would also increase evaporation rates in reservoirs and evapotranspiration rates in plants along the river and its tributaries. Along with increasing water demand, these potential reductions in water supply from the Colorado River indicate that responsive and smart water planning would be needed in the future for the Colorado River basin and agencies that depend on it for potable and nonpotable water.

In April 2009, CWDR released the report "Using Future Climate Projections to Support Water Resources Decision Making in California," which projects future water supply and demand conditions for the SWP and the Central Valley Project, based on the potential impacts from climate change. Predictions disclosed in this report for the 21st century are based on the conversion of global climate models (GCM) to regional models specific for California. They take into consideration changes in sea level, changes in stream flow, the amount of water demanded by agriculture and outdoor water uses, and predictions in climate variability (CDWR 2009b). Based on the conversions of GCMs to California models, future water supply scenarios indicate that annual Bay Delta exports would reduce by approximately 7 to 10 percent by 2050 and by 21 to 25 percent by the end of the century; reservoir carryover storage would reduce by 15 to 19 percent by midcentury and 33 to 38 percent by the end of the century; and annual groundwater pumping is likely to increase for most California localities (CDWR 2009b). Again, an increase in water demand in combination with a reduction in SWP and reservoir supplies indicate a strong need for smarter water management and planning by jurisdictions in southern California, including SGVMWD.

Water Supply Management and Planning

State

The Drought Water Bank

The CDWR established a 2009 Drought Water Bank to help facilitate the exchange of water throughout the state and assist water suppliers like MWD and SGVMWD who are at risk of experiencing drought-related shortages, thus requiring supplemental supplies to meet anticipated demands. During drought conditions,

CDWR purchases water from willing sellers upstream of the Sacramento-San Joaquin Delta and transfers it to public and private water suppliers that are at risk of experiencing water shortages.

20x2020 California Water Plan

To improve the Sacramento-San Joaquin Delta water quality and supply conditions, Governor Schwarzenegger introduced a seven-part comprehensive plan in 2008 to reduce per capita urban water use. The goal of this plan is for municipalities to reduce urban water use to 20 percent below their 2005 levels by year 2020 (20x2020). Beginning in 2009, opportunities to implement programs, enforcement mechanisms, and regional and statewide goals were made available to state water agencies in the 20x2020 Water Conservation Plan. Coordinating agencies should prepare annual progress reports to present progress of implementation programs.

Regional

San Gabriel Valley Municipal Water District

In 2009, the DWR completed a SWP Delivery Reliability Report (included with the WSA, appendix F of the SEIR). The SWP Delivery Reliability report projects deliveries for an average water year, single dry water year, and multiple dry water years based on historic trends. It projects that in 2029 at least 50 percent of entitlement would be available over 80 percent of the time. SGVMWD's entitlement is 28,800 acre-feet and a 50 percent reduction is 14,400 acre-feet. SGVMWD will be able to supply 14,400 acre-feet out of a demand of 18,200 acre-feet, or about 80 percent of the demand. The balance can be delivered from imported water in cyclic storage (described below) that had previously been delivered in surplus years. According to the SGVMWD 2010 UWMP, the 14,400 acre-feet (50 percent entitlement) and the cyclic storage available should be sufficient to meet SGVMWD's future needs during a single and multiple (three-year) dry year reductions.

Cyclic Storage Agreement

SGVMWD entered into a Cyclic Storage Agreement with the Main Basin Watermaster that allows for up to 40,000 acre-feet to be stored as credit. As of December 31, 2009 (SGVMWD 2010 UWMP), SGVMWD had 28,700 acre-feet in its cyclic storage account. The cyclic storage of water in the Main Basin conserves water supplies because water is delivered into cyclic storage at times when surplus SWP water or surplus delivery capacity is available. Utilization of water from the cyclic storage account during water shortage years reduces the demand for delivery of water from the SWP. According to the SGVMWD 2010 UWMP, in February 1996, a consultant contracted by the SGVMWD completed "San Gabriel Valley Municipal Water District Supplemental Water Study." The report assessed SGVMWD 's ultimate supplemental water delivery requirements and analyzed the ability of the SWP to meet these requirements. The report reached the following conclusions: 1) The long-term supplemental water requirement of SGVMWD is estimated to be 19,138 acre-feet per year; 2) The SWP will be able to provide the long-term average supplemental water requirement of 19,138 acre-feet approximately 71 years out of every 100 years; 3) The SWP will be able to provide SGVMWD 's full entitlement of 28,800 acre-feet approximately 27 years out of 100 years. Based upon these findings the following recommendations were made: 1) Maintain the current SWP entitlement of 28,800 acre-feet per year; 2) Maintain the 40,000 acre-foot Cyclic Storage Agreement with Main Basin Watermaster. 3) In years when water is available from the SWP above SGVMWD's Replacement Water and Make-up Water obligations, the excess should be spread for credit into SGVMWD's Cyclic Storage Account. The report confirmed that SGVMWD with its current SWP entitlement should be able to meet all projected water delivery requirements, provided that it optimizes use of its Cyclic Storage Account.

Conservation Efforts

Although SGVMWD supports and encourages its member agencies to implement Demand Management Measures (DMM) to the extent possible, as a wholesale water provider SGVMWD has no legal authority to implement DMM. However, SGVMWD does assist member agencies in implementing DMM.

Each agency member in SGVMWD, like Monterey Park, has established its own conservation measures. SGVMWD provides grants to the member agencies to implement conservation programs such as landscape conservation and has a program to encourage toilet replacement within the member agencies. SGVMWD is actively involved with school education programs regarding water conservation and drought awareness. In 2010 SGVMWD provided $383,000 in grants for pilot projects to reduce water consumption. SGVMWD is participating in a study to make recycled water available to Monterey Park (SGVMWD 2010 UWMP). Based on the results of the study, a plan will be developed for potential recycled water use in the City of Monterey Park.

Local

City of Monterey Park Water Conservation Programs

The City of Monterey Park passed Resolutions 9242 on August 22, 1988, and Resolutions 9462 on September 10, 1990, adopting a program of voluntary water conservation to reduce water consumption by 10 percent. The City of Monterey Park also passed a Water Conservation Ordinance in 1991. The goal of the ordinance was to increase water efficiency and minimize excess water runoff.

On March 1, 2010, the City of Monterey Park adopted an ordinance that requires residents and businesses to conserve water in response to the statewide drought. Specifically, the ordinance:

1) prohibits washing down sidewalk, walkway, driveway, parking area or other paved surface;

2) prohibits washing car, boat, trailer, or other mobile equipment, except, a) at a commercial carwash; b) using only reclaimed water, or; c) by using a bucket or a water-hose equipped with an automatic shutoff nozzle;

3) prohibits watering lawn or plants a) between the hours of 10:00 am and 5:00 pm and b) more than once a day;

4) requires inspection of hoses, faucets or sprinklers for leaks and making repairs as soon as possible;

5) requires inspection of indoor plumbing and faucets for leaks and making repairs as soon as possible;

6) prohibits using water to clean, fill, or maintain levels in any decorative fountain or pond unless water flows through a recycling system; and

7) prohibits restaurants from serving drinking water unless requested by the customer.

Principles Governing CEQA Analysis of Water Supply

In *Vineyard Area Citizens for Responsible Growth, Inc., v. City of Rancho Cordova* (February 1, 2007), the California Supreme Court articulated the following principles for analysis of future water supplies for projects subject to CEQA:

- To meet CEQA's informational purposes, the EIR must present sufficient facts to decision makers to evaluate the pros and cons of supplying the necessary amount of water to the project.

- CEQA analysis for large, multiphase projects must assume that all phases of the project will eventually be built and the EIR must analyze, to the extent reasonably possible, the impacts of providing water to the entire project. Tiering cannot be used to defer water supply analysis until future phases of the project are built.

- CEQA analysis cannot rely on "paper water." The EIR must discuss why the identified water should reasonably be expected to be available. Future water supplies must be likely, rather than speculative.

- When there is some uncertainty regarding availability of future water supply, an EIR should acknowledge the degree of uncertainty, include a discussion of possible alternative sources, and identify the environmental impacts of such alternative sources. Where a full discussion still leaves some uncertainly about the long-term water supply's availability, mitigation measures for curtailing future development in the event that intended sources become unavailable may become a part of the EIR's approach.

- The EIR does not need to show that water supplies are definitely assured because such a degree of certainty would be "unworkable, as it would require water planning to far outpace land use planning." The requisite degree of certainty of a project's water supply varies with the stage of project approval. CEQA does not require large projects, at the early planning phase, to provide high degree of assurances of certainty regarding long-term future water supplies.

- The EIR analysis may rely on existing urban water management plans, as long as the project's new demand was included in the water management plan's future demand accounting.

The ultimate question under CEQA is not whether an EIR establishes a likely source of water, but whether it adequately addresses the reasonably foreseeable impacts of supplying water to the project.

5.6.1.4 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.

5.6.1.5 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 5.6-1: ADDITIONAL WATER DELIVERY SYSTEMS ARE REQUIRED TO SUPPORT THE PROPOSED PROJECT; THE CITY PLUS PROJECT WATER DEMAND WOULD NOT EXCEED THE CAPACITY OF WATER SUPPLY INFRASTRUCTURE BUT IT WOULD EXCEED THE MAIN SAN GABRIEL VALLEY BASIN OPERATING SAFE YIELD. [THRESHOLDS U-2 (PART) AND U-4]

Impact Analysis: The water demand of the proposed 600,000-square-foot shopping center is 115,235 gpd (0.115 MGD). The previous 2000 MPTP EIR estimated water demand of the previous project to total 81,285 gpd (or 74,160 gpd less the existing onsite industrial uses, no longer present). The increase in water demand is 33,950 gpd (41.8 percent). The previous 2000 MPTP EIR did not include an analysis of the City's water supply and demand. New infrastructure would need to be constructed to serve the project site and improvements would need to be made to existing infrastructure offsite.

Water Supply

Table 5.6-6 shows the proposed land uses for the Monterey Park Market Place and the total calculated water demand. When the project water demand of 0.115 MGD is added to the City's expected demand at opening year 2015, the total would be 8.38 MGD.

Table 5.6-6
Project Water Demand

Building	*Gross Leasable Area (sq.ft.)*	*Use/Type*	*Use Factor (gpd/ksf)*	*Water Demand (gpd)*
Retail "A" – Anchor 1	128,000	Home Improvement	125	16,000
Garden Center	25,000	Garden Center	125	3,125
Retail "B" – Anchor 2	99,011	Retail/Department Store	125	12,376
Retail "C" – Anchor 3	134,000	Retail/Department Store	125	16,750
Garden Center	12,000	Garden Center	125	1,500
Retail "D" – Anchor 4	163,000	Wholesale/Discount Store	125	20,375
Retail "E"	9,248	Mixed Retail/Restaurant	1,250	11,560
Retail "G"	10,516	Mixed Retail/Restaurant	1,250	13,145
Pad 1	3,225	Bank	125	403
Pad 2	5,000	Fast Food Restaurant	1,250	6,250
Pad 3	6,000	Restaurant	1,250	7,500
Pad 4	5,000	Restaurant	1,250	6,250
Pad 5	NA	Gas Station	NA	NA
Total	**600,000**			**115,235 gpd (0.115 MGD)**

Source: M & M Realty Partners 2011.
Notes: gpd: gallons per day; ksf:1,000 square feet; MGD: million gallons per day
[1] The WSA (Appendix F) calculated individual water demands using MS Excel and rounded to the nearest whole number, resulting in a one-digit discrepancy between the actual and rounded total. To maintain consistency with the findings of the WSA, the rounded total is used here.

By year 2030, the average daily demand, with the project, would be 9.48 MGD, as shown in Table 5.6-7. Also by 2030, maximum daily demand would be 15.17 MGD, fire demand would be 4.38 MGD, maximum daily demand plus fire demand would be 19.55 MGD, and peak hour demand would be 33.19 MGD.

Table 5.6-7
Projected City Water Demand with Project (MGD)

	2009	2015	2020	2025	2030
Average Day[1]	7.76	8.30	8.68	9.07	9.48
Maximum Day Demand (MDD)[2]	12.42	13.29	13.89	14.52	15.17
Fire Demand	4.38	4.38	4.38	4.38	4.38
Maximum Day Plus Fire Demand	16.80	17.67	18.27	18.90	19.55
Peak Hour Demand (PHD)[3]	27.16	29.07	30.38	31.76	33.19

Source: M & M Realty Partners 2011.
[1] Includes project water demand at opening year 2015 of 0.115 MGD.
[2] A factor of 1.6 is applied to obtain MDD values.
[3] A factor of 3.5 is applied to obtain PHD values.

By 2030, the projected average water demand for the City plus the proposed project is 9.48 MGD. This would be within the capacity of the City's existing water pumps, which are projected to have the capacity to pump approximately 10.94 MGD in 2030 (see Table 5.6-2). However, the current prescriptive yield from the Main San Gabriel Valley Basin is approximately 5.148 MGD. Assuming this yield would remain the same or continue to decrease in the next 20 years, as recent trends indicate, the projected water demand of the City plus the project would be greater than the basin's yield by at least 4.33 MGD.

Municipalities in California are required to reduce their water use to 20 percent below their 2005 water use levels by year 2020, as part of the 20x2020 Plan. Table 5.6-8 simulates the demand conditions when a 1 percent rationing is put in year 2010, reaching a 20 percent rationing by 2020. Under these conditions, the City's future water demand (with the proposed project) would be 7.93 MGD, 2.78 MGD more than the City's prescriptive basin yield (5.148 MGD). The City would have to continue purchasing water from SGVMWD in order to maintain adequate supply to serve the City's water demand.

Table 5.6-8
Projected City Water Demand with Project with Conservation (MGD)

	2009	2015	2020	2025	2030
Average Day[1, 2]	7.76	7.53	7.13	7.52	7.93
Maximum Day Demand (MDD)[3]	12.42	12.05	11.40	12.03	12.69
Fire Demand	4.38	4.38	4.38	4.38	4.38
Maximum Day Plus Fire Demand	16.80	16.43	15.78	16.41	17.07
Peak Hour Demand (PHD)[4]	27.16	26.35	24.95	26.32	27.76

Source: M & M Realty Partners 2011.
[1] Includes project water demand at opening year 2015 of 0.115 MGD.
[2] Reflects the 20x2020 reductions in demand (10 percent by 2015 and 20 percent by 2020).
[3] A factor of 1.6 is applied to obtain MDD values.
[4] A factor of 3.5 is applied to obtain PHD values.

Water Infrastructure

The WSA completed a site-specific water infrastructure analysis, assuming the site would be developed with 12-inch ductile iron pipelines. To determine the ability of the existing and proposed infrastructure to accommodate water flow rates, separate models were run incorporating the existing infrastructure in Saturn Street, Atlas Avenue, Orange Avenue, Potrero Grande Drive, and Greenwood Avenue. The WSA found that average day and maximum day demands would be met by the existing infrastructure. The following scenarios would require offsite improvements:

- The maximum day plus 4,000 gpm fire flow demand would exceed the existing infrastructure's capacity, specifically at the 8-inch pipelines in Saturn Street and Potrero Grande Drive. When the model was rerun with a replacement of the 8-inch lines with 12-inch lines, the system was found to be adequate.

- When the pipeline in Potrero Grande is not included in the model (simulating an out-of-service scenario), the maximum day plus 4,000 gpm fire flow demand would exceed the capacities of Saturn Street and Greenwood Avenue. Rerunning the model with 16-inch pipelines in Saturn Street and Greenwood Avenue met project site demands under these conditions.

Proposed improvements to the offsite water pipelines serving the project site are shown in Figure 5.6-2.

Normal, Dry, and Multiple Dry Year Supply and Demand Projections

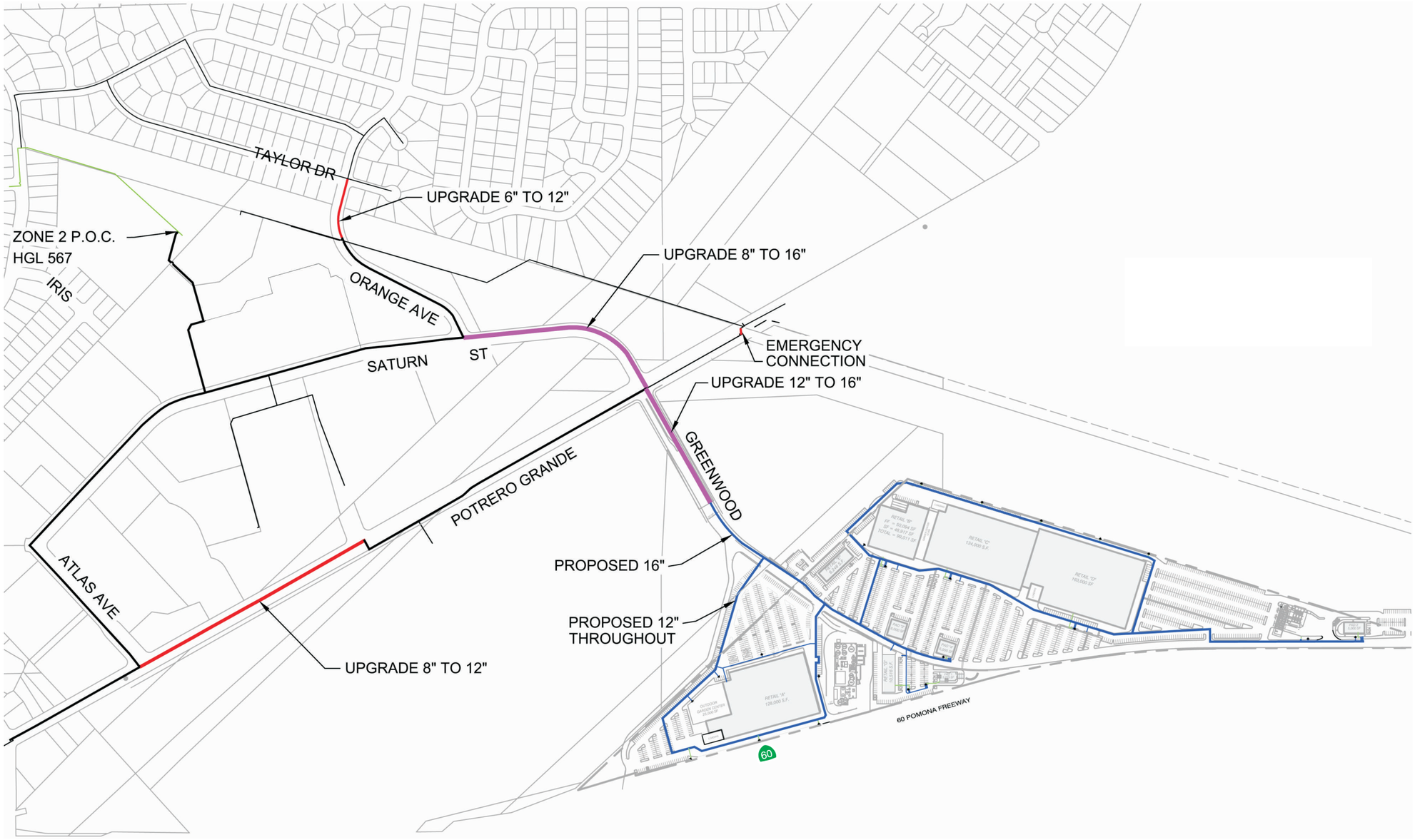
Per California Water Code Section 10910 (3), an assessment of supply reliability during dry water years is included as part of the impact analysis. The WSA considers three water supply scenarios: 1) an average/normal water year; 2) single dry water year, and 3) multiple dry water years. The possible future reduction in water supply to the City due to drought conditions cannot be precisely predicted. However, estimates are made in the WSA using the 1975 to 1978 drought years. This period was used for comparison since it was recorded to be the years with the lowest water supply in the Main San Gabriel Basin, consistent with historical drought conditions that occurred in California during the same period. Between 1975 and 1976, there was a 5 percent reduction. This reduction was applied to the single dry year analysis in this report. Between 1975 and 1977 as well as in 1978, there was a 28.6 percent reduction in the water supply. This reduction was applied to the multiple dry water year analysis. The resulting supply and demand scenarios are given in Table 5.6-9.

Table 5.6-9
Dry Year and Multiple Dry Year Water Supply Analysis with Project (MGD)

	2009	*2015*	*2020*	*2025*	*2030*
Projected Demand					
Average Demand[1]	7.76	8.30	8.68	9.07	9.48
Average Demand (with Water Conservation & Rationing)[1,6,7]	7.76	6.70	6.26	6.61	6.98
Projected Supply					
Normal Day Supply[2]	10.94	11.95	13.32	13.32	13.32
Single Dry Year Supply[3]	10.39	11.35	12.65	12.65	12.65
Multiple Dry Year Supply (Second Dry Year)[5]	7.81	8.53	9.51	9.51	9.51
Multiple Dry Year Supply (Third Dry Year)[5]	7.81	8.53	9.51	9.51	9.51
Difference between Average Demand and Multiple Dry Year Supply (Third Dry Year)					
Surplus (No Water Rationing)	*0.05*	*0.23*	*0.83*	*0.43*	*0.02*
Surplus (Water Rationing)[6,7]	*0.05*	*1.83*	*3.25*	*2.89*	*2.52*

Source: M & M Realty Partners 2011.
[1] Project demand in 2015 is expected to be 0.115 MGD.
[2] Supply does not include the highest-producing well (No. 15).
[3] Uses a 5 percent supply reduction for single dry year based on 1975–1976 data.
[5] Uses a 28.6 percent supply reduction for multiple dry years based on 1976–1978 data.
[6] Reflects the 20x2020 reductions in demand (10 percent by 2015 and 20 percent by 2020).
[7] Shows a 10 percent voluntary water rationing after 2009.

Recommended Onsite and Offsite Water System Improvements



Source: Monterey Park Retail Partners, LLC 2010

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Table 5.6-9 shows that during single and multiple dry year events, the average demand in the City would be met by the existing supply infrastructure. However, the City's share of the Main San Gabriel Basin OSY would still be approximately 5.148 MGD or less. Assuming the City's voluntary conservation measures and the State's mandated 20x2020 conservation measures are implemented, in 2030, the City would still have a demand of 6.98 MGD, 3.56 percent greater than the City's share of the OSY.

Emergency Water Supply

For cases of emergency, an alternate source of water would be supplied to the project site through a connection between Zone 1 and Zone 2 (to which the project site service would be added). This connection would provide a 12-inch connection at the 24-inch water main that supplies Zone 1.

Infrastructure Funding

The City's annual expense to operate and maintain the water distribution and supply facilities is approximately $1.6 million. The funding comes mainly from the Water Operation Fund. Except for the site specific improvements recommended above, future improvements to the distribution and supply facilities for the next 20 years cannot be precisely predicted. However, the approximate costs of future facilities expected and discussed in the WSA include:

- Well Air Stripper – $2 million
- Russell Reservoir (3–5 million gallons) – $6 million
- Wells 5 and 6 upgraded – $1.0 million
- Cost of site-specific improvements (to be completed by project applicant) – $750,000

The annual revenue from the Water Operation Fund is approximately $9 million. The air stripper required to treat the water and bring Well No. 6 back in service is approximately $2 million. These funds have already been allocated and the improvements are expected to be completed within a year. The construction of a 3 to 5-million-gallon Russell Reservoir and the upgrade to Wells 5 and 6 in the future would also be funded by the Water Operation Fund.

5.6.1.6 Cumulative Impacts

Water Supply

When calculating the projected water demand in the City of Monterey Park (see Tables 5.6-3 and 5.6-7), the WSA assumed an annual growth rate of about 0.901 to account for increasing water demand from new development. This rate was derived from recent historical growth rates and reflects the slow but steady increase in the City's water demand. This assumption in growth accounts for cumulative demands for water in the City. The proposed project, in combination with cumulative water demand from new development in the City, would exceed the City's allocated yield from the basin.

Water Infrastructure

The project's impacts to existing infrastructure within the City would be potentially significant without the construction of new pipelines. The upgrades to pipelines in Potrero Grande Drive, Greenwood Avenue, and Saturn Street would be required.

Overall, cumulative water supply and infrastructure impacts are potentially significant.

5.6.1.7 Existing Regulations and Standard Conditions

State

- California Water Code Sections 10608.16–10608.44 (California 20x2020 Water Conservation Plan)
- California Water Code Sections 10910–10915 (Water Supply Assessment)

City

- City of Monterey Park Municipal Code Sections 14.08.090, Consumers supplying water: and 14.08.100, Water Use Regulations, Water Conservation Ordinance, as implemented March, 2010

Development Guidelines and Standards (from March 2010 Precise Plan)

Section G.2

- Landscaping and irrigation plans, signed by a landscape architect and/or landscape contractor, shall be submitted, subject to the review and approval of the Planning Division of the City.

Section G.2.e

- An automatic irrigation system shall be installed in all landscaped areas to insure proper maintenance year-round. The developer will provide all irrigation systems. These will be segregated into metering zones with individual meters and timers that will provide appropriate irrigation for landscaping throughout the site. These systems will also have rain and moisture detectors in order to prevent over irrigation. All systems will be standard in design with typical pop-up heads and flexible raisers.

5.6.1.8 Level of Significance Before Mitigation

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.6-1 The City's water pump and reservoir system would have the capacity to meet the City's and proposed project's water demand at full buildout, but individual existing water lines adjacent to the project site would not meet fire flow demands. Under current water use conditions, the proposed project's average daily water demand, in combination with expected City average daily demand (9.48 MGD in 2030), would not exceed the capacity of the City's water supply infrastructure but it would exceed the City's annual operating safe yield allocation of the Main San Gabriel Valley Basin at full buildout (5.148 MGD in 2030), resulting in potentially significant project-specific and cumulative impacts.

5.6.1.9 Mitigation Measures

Impact 5.6-1

Mitigation Measures from the MPTP EIR

The following mitigation measures have been carried through from the 2000 MPTP EIR and have been renumbered for the purposes of this SEIR. Modifications to the original mitigation measures are identified in ~~strikeout text~~ to indicate deletions and underlined to signify additions.

6-1 The project applicant shall upgrade 1,000 feet of the 8-inch water line in Saturn Street between South Orange Avenue and Potrero Grande Drive to a 16 ~~12~~-inch line.

6-2 The project applicant shall install a~~A~~utomatic sprinkler systems with adequate pressure ~~of 67 to 81 pounds per square inch used~~ to irrigate landscaping. The sprinkler system shall have the capacity to be connected to future recycled water distribution systems when they become available and be programmed to operate during the cooler periods of the day (evening and early morning) to minimize water loss from evaporation, thereby ensuring the efficient use of irrigation water. Landscape irrigation schedules shall be adjusted to accommodate the seasons.

6-3 The project applicant shall use d~~D~~rought-tolerant, low-water-consuming plant varieties ~~shall be used~~ to reduce irrigation water consumption in new landscaped areas. Should recycled water become available for the project site, all planted areas shall be irrigated with recycled water.

6-4 Prior to the issuance of building permits, the project applicant shall demonstrate that e~~E~~fficient irrigation systems have been ~~shall be~~ installed, ~~that~~ minimizing runoff and evaporation and maximizing the amount of water that reaches plant roots.

6-5 Prior to the issuance of building permits, the project applicant shall demonstrate that water-efficient design features, including but not limited to l~~L~~ower-volume water faucets (2 gallon per minute), ~~and~~ low-flow toilets (1.28 average gallons per flush), waterless water heaters, waterless urinals, automatic on and off water faucets, and water-efficient appliances ~~shall be~~ have been installed in new construction.

6-6 Prior to the issuance of building permits, the project applicant shall demonstrate that buildings are engineered with r~~R~~ecirculating hot water systems ~~shall be used~~ in long piping systems (where water must be run for considerable periods before hot water is received at the outlet).

The following mitigation measure from the 2000 MPTP EIR has been deleted because it is not necessary. The proposed project would be required to comply with City ordinances, including the water conservation ordinance.

~~The project shall comply with all applicable water conservation ordinances as applicable.~~

Additional Mitigation

6-7 Prior to issuance of the first certificate of occupancy, the project applicant shall upgrade the 1,500 feet of 8-inch water main in Potrero Grande Drive east of Atlas Avenue to a 12-inch water main.

6-8 Prior to issuance of the first certificate of occupancy, the project applicant shall upgrade approximately 500 feet of the 12-inch water main in Greenwood Avenue to a 16-inch water main from Potrero Grande Drive to the terminus of Greenwood Avenue.

6-9 Prior to issuance of the first certificate of occupancy, the project applicant shall replace approximately 300 feet of the 6-inch water main with a 12-inch main between Taylor Drive and the existing 12-inch main in Orange Avenue.

6-10 The City shall continue to collaborate with the San Gabriel Valley Municipal Water District (SGVMWD) to ensure that available water supplies meet anticipated demand in accordance with both the City's and SGVMWD's 2010 Urban Water Management Plans.

6-11 Prior to issuance of building permits, the project applicant shall prepare a water conservation comparison that demonstrates how the project can reduce water consumption by 5 percent over the 20x2020 requirements, for a 25 percent total reduction when compared to the project's water demand on Table 5.6-6. The reduction in water consumption shall be demonstrated through the use of project design features that include, but are not limited to, the features described in Mitigation Measures 6-1 through 6-6 and described in the City's 2010 mandatory conservation ordinance.

5.6.1.10 Level of Significance After Mitigation

The implementation of mitigation measures 6-1, 6-7, 6-8, and 6-9 would reduce the proposed projects impacts to water supply infrastructure to levels that are less than significant. The implementation of mitigation measures 6-2 through 6-6 and 6-11 would reduce the proposed project's water demand and reduce water supply source impacts to levels that are less than significant.

5.6.2 Wastewater Collection and Stormwater Drainage

5.6.2.1 Impacts Identified in the 2000 MPTP EIR

- **Wastewater Infrastructure:** The previously proposed project used wastewater generation rates for commercial/retail and restaurant development. Based on these rates, the previously proposed project would generate approximately 65,382 gallons of wastewater per day. The 2000 MPTP EIR found that the surrounding infrastructure would have adequate remaining capacity to serve the previously proposed project. The Joint Water Pollution Control Plant (JWPCP), which receives untreated wastewater, would also have adequate capacity to treat the proposed project. No significant impacts were identified with the previous project.

- **Stormwater Drainage:** The certified MPTP EIR included a discussion of stormwater drainage in the hydrology section of the original EIR. The analysis stated that the proposed stormwater drainage system would be built in accordance with City and Los Angeles Department of Water and Power (LADWP) standards and would include a 26,000-cubic-foot detention basin. With the detention basin, the proposed development would cause an increase in flow of three cubic feet per second (cfs) during 25-year storm events into a ditch on Southern California Edison (SCE) land to the west of the project site. Flow to the Caltrans-owned culvert, which directs flows south of the site under SR-60, would decrease by 5 cfs. Overall, the change in drainage would not be substantial enough to cause the flow to exceed the peak flow capacities of the existing offsite stormwater drainage systems, and impacts were less than significant.

5.6.2.2 Methodology

The analysis in this section has been completed in accordance with the requirements of CEQA to determine if significant impacts related to wastewater and storm drains would result with implementation of the proposed project. The analysis incorporates research previously completed for the 2000 MPTP EIR along with additional research to update the existing conditions and setting since the approval of the 2000 MPTP EIR.

5.6.2.3 Environmental Setting

Wastewater Treatment and Collection

The project site is in District 2 of LACSD. The project site does not have wastewater infrastructure to serve the proposed project. Portions of the existing offsite infrastructure systems are operated by either the City or the District. The nearest District-owned conveyance system is the 12-inch diameter Garfield Avenue Extension Trunk Sewer in Wilcox Avenue at Pomona Boulevard. This trunk sewer has a design capacity of 1.8 MGD and conveyed a peak flow of 0.8 MGD when last measured in 2007.

Wastewater in the project area is conveyed to the JWPCP in the City of Carson (2000 MPTP EIR). This plant has a design capacity of 400 MGD and currently processes an average daily flow of 280.8 MGD.

Storm Drainage Systems

The 2000 MPTP EIR does not clearly identify existing storm drain systems. However, the hydrological study prepared for the project in August 2010 includes a description of the existing site conditions (see Appendix G of this SEIR).

Much of the western portion of the site is covered with concrete and/or asphalt, creating nonpervious surface. Since the certification of the 2000 MPTP EIR, onsite structures have been removed, reducing the amount of impervious surface in certain areas. The only remaining structures on the project site are the LTP and TRF on the central-western portion of the site. The eastern portion of the site is unpaved. The majority of the onsite stormwater sheetflows from the east to west.

Onsite existing stormwater control consists of perimeter swales; a temporary basin; 48-inch, high-density polyethylene (HDPE) pipes; 36-inch HDPE pipes; and 24-inch HDPE pipes, all at the southwesterly portion of the project site. Runoff from the LTP area and the southwesterly portion of the site is collected via swales, inlet drains, and pipes. It is routed through a temporary basin and discharged to the existing ditch on the SCE property via the 48-inch HDPE pipe. Runoff from a separate, approximately three-acre area is intercepted by a catch basin and conveyed southerly across the Caltrans right-of-way into an existing unlined ditch along the SR-60 berm, and ultimately to a SCE natural drainage swale. The SCE ditch runs from the project site boundary in a westerly direction to the Los Angeles County stormwater drainage system, which consists of curb gutters, underground stormwater tunnels, and concrete-lined channels. All stormwater in the Los Angeles County's storm drain system eventually flows to the Pacific Ocean (Los Angeles 2008).

Figure 5.6-3, *Existing Stormwater Drainage*, shows the current drainage conditions on the project site and the surrounding area. Drainage areas are broken down into subareas, which are also used on table 5.6-10.

Table 5.6-10 describes the size of existing drainage areas, their total flow rates, and where they drain to (Caltrans ROW or the SCE ditch). The subareas are identified on Figure 5.6-3.

Table 5.6-10
Existing Drainage on the Project Site (50-year Storm)

Drainage Area	Acres	Flow (cfs)
Flows in/to Caltrans ROW		
Existing Flow to Caltrans through Site (Subareas 1ao and 2ao)	12.2	36.8
Existing Flow in Caltrans ROW (Subareas 3f, 15f, and 16f)	10.8	21.8
Subtotal	**23.0**	**58.6**
Flows to SCE Ditch		
Tributary Offsite SCE Flow (Subareas 4bo, 5bo, 7bo, 8bo, and 10bo)	13.3	34.7
Onsite Existing Flow (Subareas 6b, 9b, 11b, 13b, and 14b)	42.4	83.7
Subtotal	**55.7**	**118.4**
Total	**78.7**	**177.0**

Source: M & M Realty Partners 2010a.

Regulatory Setting

National Pollution Discharge Elimination System

The National Pollution Discharge Elimination System (NPDES) permit program monitors pollution discharges into United States waters by known pollution sources. The State Water Resources Control Board (SWRCB) is responsible for administering the NPDES program in California (SWRCB 2009). The NPDES General Permit for Stormwater Discharges Associated with Construction Activity (the General Permit; Order No. 99-08-DWQ) must be complied with by projects of five acres or more in size.

5.6.2.4 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.

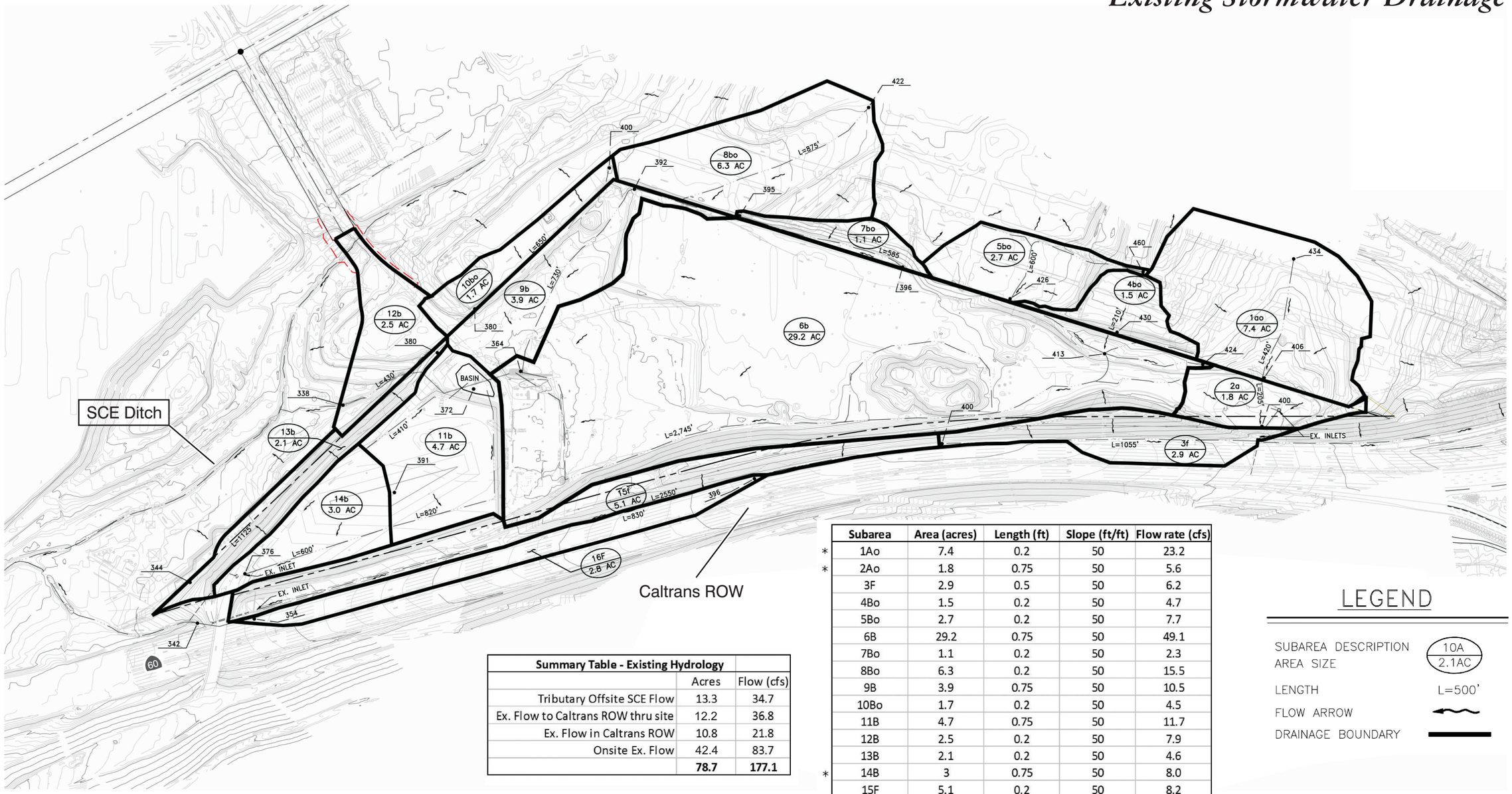
U-3 Would require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

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.

5.6.2.5 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.

Existing Stormwater Drainage



Summary Table - Existing Hydrology		
	Acres	Flow (cfs)
Tributary Offsite SCE Flow	13.3	34.7
Ex. Flow to Caltrans ROW thru site	12.2	36.8
Ex. Flow in Caltrans ROW	10.8	21.8
Onsite Ex. Flow	42.4	83.7
	78.7	**177.1**

	Subarea	Area (acres)	Length (ft)	Slope (ft/ft)	Flow rate (cfs)
*	1Ao	7.4	0.2	50	23.2
*	2Ao	1.8	0.75	50	5.6
	3F	2.9	0.5	50	6.2
	4Bo	1.5	0.2	50	4.7
	5Bo	2.7	0.2	50	7.7
	6B	29.2	0.75	50	49.1
	7Bo	1.1	0.2	50	2.3
	8Bo	6.3	0.2	50	15.5
	9B	3.9	0.75	50	10.5
	10Bo	1.7	0.2	50	4.5
	11B	4.7	0.75	50	11.7
	12B	2.5	0.2	50	7.9
	13B	2.1	0.2	50	4.6
*	14B	3	0.75	50	8.0
	15F	5.1	0.2	50	8.2
	16F	2.8	0.95	50	7.5

* AREAS THAT DRAIN TO CALTRANS ROW FROM PROJECT

LEGEND

SUBAREA DESCRIPTION / AREA SIZE — 10A 2.1AC
LENGTH — L=500'
FLOW ARROW
DRAINAGE BOUNDARY

0 330
Scale (Feet)

Source: Monterey Park Retail Partners, LLC 2010

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IMPACT 5.6-2: PROJECT-GENERATED WASTEWATER WOULD BE ADEQUATELY TREATED BY THE WASTEWATER SERVICE PROVIDER FOR THE PROJECT. [THRESHOLDS U-1, U-2 (PART), AND U-5]

Impact Analysis: The proposed commercial land uses on the project site would generate wastewater that would need to be conveyed to and treated at the JWPCP. Wastewater generated onsite would be conveyed through new onsite infrastructure to the 8-inch City-maintained sewer line in Potrero Grande Avenue at Greenwood Avenue. From here it is routed to the 12-inch Garfield Avenue Extension Trunk Sewer owned and maintained by the District.

Based on the wastewater generation rates for each land use provided by the District, the proposed project would generate between 140,999.38 to 154,340.08 gpd. This is more than twice the amount estimated for the previously proposed project in the 2000 EIR, 65,382 gpd (an increase of between 75,617.38 and 88,958.08 gpd). The increase in effluent may be accounted for in the more detailed assessment of land uses. The previous 2000 EIR used wastewater generation rates for "restaurant" and "retail" land uses only, while this SEIR uses more business-specific land use categories, as shown below on Table 5.6-11.

Table 5.6-11
Wastewater Generation for the Proposed Project

Building (and Land Use)	*Square Footage (ksf)*	*LACSD Land Use Category for Load*	*Wastewater Outflow Rate (gpd/ksf)*	*Estimated Outflow (gpd)*
Retail "A" – Anchor 1 (Home Improvement)	128.000	Store	100	12,800
Garden Center	25.000	Nursery/Greenhouse	25	625
Retail "B" – Anchor 2 (Retail/Department Store)	99.011	Shopping Center	325	32,179
Retail "C" – Anchor 3 (Retail/Department Store)	134.000	Shopping Center	325	43,550
Garden Center	12.000	Nursery/Greenhouse	25	300
Retail "D" – Anchor 4 (Wholesale/Discount Store)	138.000	Wholesale Outlet	100	13,800
Optional Retail (Fitness Center)	25.000	Health Spa/Gym (w/showers)	600	15,000
Retail "E" (Mixed Retail/Restaurant)	9.248	Shopping Center/Restaurant	325/1,000	3,006
Retail "G" (Mixed Retail/Restaurant)	10.516	Shopping Center/Restaurant	325/1,000	3,418
Pad 1 (Bank)	3.225	Financial Institution	100	323
Pad 2 (Fast Food Restaurant)	5.000	Restaurant	1,000	5,000
Pad 3 (Restaurant)	6.000	Restaurant	1,000	6,000
Pad 4 (Restaurant)	5.000	Restaurant	1,000	5,000
Pad 5 (Gas Station)	NA	NA	NA	NA
Total Square Footage (ksf)	**600.00**		**Total Wastewater**	**140,999.38**
			Total Wastewater if "E" and "G" are used as restaurants	**154,340.08**

Source: Sanitation Districts of Los Angeles County 2010. Loadings for Each Class of Land Use. www.lacsd.org/info/will_serve_program/default.asp.
ksf = thousand square feet

According to the District, they would be able to accommodate the proposed project's wastewater generation (Raza 2010). Since service is currently not available on the project site, a connection fee would be charged to connect to the District's existing infrastructure. This fee is a capital facilities fee based on the cost to

construct an incremental expansion of the existing infrastructure. It must be paid to the District prior to the issuance of the permit to connect to the sewer.

The construction of sewer lines and conveyance systems would be completed prior to or in conjunction with the construction of the proposed project. In this way, physical impacts to the environment would be minimized.

RWQCB Permits

The JWPCP must comply with the NPDES permits for waste discharge. For the project area, the Los Angeles Regional Water Quality Control Board is responsible for preparing, monitoring, and complying with these permits for effluent discharge into surface waters, which must be renewed every five years. The NPDES permit under which the JWPCP is in compliance is CA0053813 Order No. R4-2006-0042 (LARWQCB 2010). The wastewater of the proposed project would be treated at JWPCP in compliance with this permit.

IMPACT 5.6-3: ***WITHOUT MITIGATION, THE PROPOSED PROJECT WOULD INCREASE STORMWATER FLOW INTO THE SOUTHERN CALIFORNIA EDISON DITCH BY 21.5 CFS. HOWEVER, ALL ONSITE FLOW WOULD BE ACCOMMODATED BY PROPOSED ONSITE STORMDRAIN SYSTEMS AND A DETENTION BASIN; DOWNSTREAM CONDITIONS WOULD NOT CHANGE. [THRESHOLD U-3]***

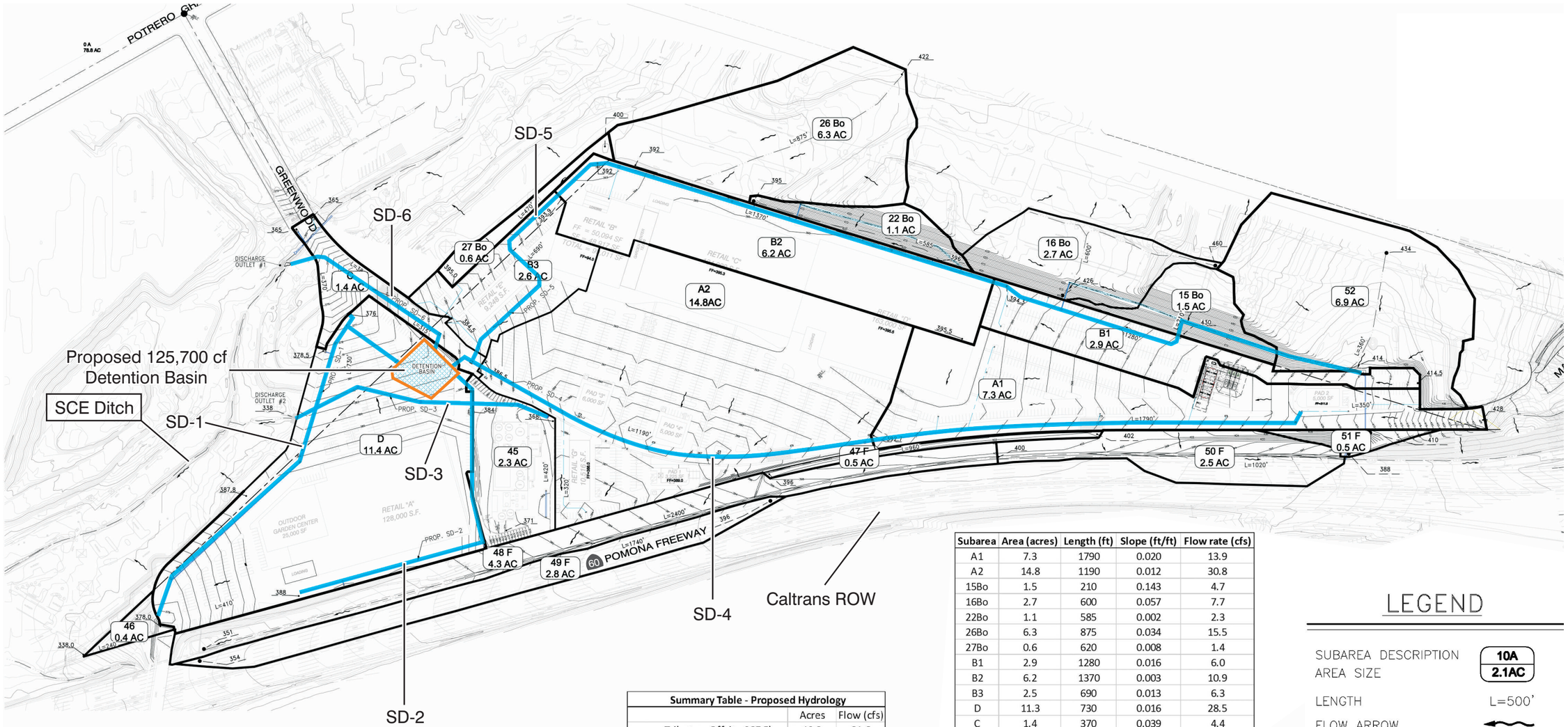
Impact Analysis: The 2000 MPTP EIR found that storm drainage impacts were less than significant with the construction of onsite and offsite improvements and a 26,000-cubic-foot detention basin on the northwest portion of the site. The postdevelopment drainage would have a similar pattern as the natural drainage and the flow would be directed to the detention basin; to the existing offsite drainages, including the SCE ditch leading away to the northwest of the site; and to the Caltrans culvert along the southern boundary of the project site.

As part of the proposed development, all existing drainage facilities within the development property would be removed, relocated, or replaced. The design would be slightly different from the previous 2000 MPTP project. Six main storm drain lines would be used throughout the site to convey both onsite and offsite stormwater. Figure 5.6-4, *Proposed Storm Drain System*, shows the locations of proposed storm drain lines and the drainage subareas. A 2.89-acre-foot (125,897 cf) detention basin is proposed near the northwest entrance to the site, adjacent to the proposed home improvement building ("Retail A" on Figure 3-5, *Proposed Site Plan*).

Proposed storm drain lines SD-1, SD-2, and SD-3 would be on the western portion of the site, which lies over the capped landfill. The proposed infrastructure on this portion of the site takes into account grading design, catch basin locations, perimeter concrete curbs, and proper pipe sizing to meet probable maximum precipitation events, which involve rainfall three times greater than 50-year storm events. SD-1 and SD-2 convey runoff from the eastern portion of the site while SD-3 receives runoff from the LTP/TDF. Although the LTP/TDF are not a part of the proposed project, the site drainage accommodates the runoff from this area. SD-3 drains directly into the SCE ditch at discharge outlet number 2 to the northwest of the project site.

Proposed storm drain lines SD-4 and SD-5 receive runoff from the remainder of the site, the eastern portion. The remaining portion of the site was designed to accommodate a 50-year storm as required in the Los Angeles County Department of Public Works Hydrology Manual. SD-4 would run along the main collector aisle (Market Place Drive) and empty into the detention basin. SD-5 would run along the upper boundary of the project site and behind proposed retail stores "B," C," and "D" and the gas station. SD-5 would also empty into the detention basin.

Proposed Storm Drain System



Summary Table - Proposed Hydrology		
	Acres	Flow (cfs)
Tributary Offsite SCE Flow	12.2	31.6
Flow to Caltrans ROW thru site	6.9	21.7
Flow in Caltrans ROW	10.6	20.4
Onsite Flow	49	108.3
	78.7	**182.0**

Subarea	Area (acres)	Length (ft)	Slope (ft/ft)	Flow rate (cfs)
A1	7.3	1790	0.020	13.9
A2	14.8	1190	0.012	30.8
15Bo	1.5	210	0.143	4.7
16Bo	2.7	600	0.057	7.7
22Bo	1.1	585	0.002	2.3
26Bo	6.3	875	0.034	15.5
27Bo	0.6	620	0.008	1.4
B1	2.9	1280	0.016	6.0
B2	6.2	1370	0.003	10.9
B3	2.5	690	0.013	6.3
D	11.3	730	0.016	28.5
C	1.4	370	0.039	4.4
45	2.3	420	0.007	6.2
46	0.4	240	0.167	1.3
47F	0.5	960	0.006	1.0
48F	4.3	2550	0.019	6.9
49F	2.8	1740	0.024	5.6
50F	2.5	1020	0.012	5.3
51F	0.5	110	0.200	1.6
52	6.9	360	0.056	21.7

LEGEND

SUBAREA DESCRIPTION — 10A
AREA SIZE — 2.1AC
LENGTH — L=500'
FLOW ARROW
DRAINAGE BOUNDARY

0 300
Scale (Feet)

Source: M & M Realty Partners 2010a

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SD-6 would run from the northwest side of the proposed underground detention basin and empty into the natural SCE ditch at discharge outlet number 1. The detention basin is designed to detain water and treat it before it exits through SD-6 into the offsite stormwater drainage. It is also designed to hold up to 2.89 acre-feet of water to mitigate a peak storm to predevelopment (existing) conditions and to treat the first three-quarters inch of rainfall runoff. The facility would have an area of approximately 18,000 square feet and a depth of 7.0 feet.

Pre- and Postconstruction Drainage Comparison

Total flow rates prior to construction equal 177.1 cfs (see Table 5.6-9). Postconstruction flow rates would equal 182.0 cfs (see Table 5.6-12).

Table 5.6-12
Proposed Drainage on the Project Site

Drainage Area	*Acres*	*Flow (cfs)*
Flows in/to Caltrans ROW		
Proposed Flow to Caltrans through Site (Subarea 52)	6.9	21.7
Proposed Flow in Caltrans ROW (Subareas 47 F, 48 F, 49 F, 50 F, and 51 F)	10.6	20.4
Subtotal	**17.5**	**42.1**
Flows to SCE Ditch		
Tributary Offsite SCE Flow (Subareas 15 Bo, 16 Bo, 22 Bo, 26 Bo, and 27 Bo)	12.2	31.6
Proposed Onsite Flow (Subareas A1, A2, B1, B2, B3, C, D, 45, and 46)	49.0	108.3
Subtotal	**61.2**	**139.9**
Total	**78.7**	**182.0**

Source: M & M Realty Partners 2010a.

As proposed, the overall onsite runoff would increase by 4.9 cfs (from177.1 to 182 cfs). This increase occurs because, with the proposed storm drain system, runoff from existing drainage subareas would be redirected from the Caltrans ROW to the onsite flow. A portion approximately 2.5 acres of existing drainage subareas 1ao and 2ao and approximately 3 acres of existing subarea 14b are now part of proposed drainage areas A1, B1, and D.

The detention basin would retain water from up to 50-year storm events so the project site runoff could equal or be less than predevelopment conditions. Although there is an overall 4.9 cfs increase generated by the development, the preliminary hydrology study found that the concentrated runoff into the SCE ditch would increase from 118.4 cfs to 139.9 cfs (a change of 21.5 cfs) and the runoff flow in the Caltrans right-of-way would decrease from 58.6 to 42.1 cfs. Therefore, the basin has been sized to detain at least 21.5 cfs to accommodate the increased flow in the SCE ditch (to release after the peak storm has passed).

5.6.2.6 Cumulative Impacts

Cumulative impacts to storm drain and wastewater systems would occur when additional growth in the area would affect the same facilities and infrastructure as the proposed project in a way that would cause substantial cumulative negative impact. A list of cumulative projects is in Chapter 4, *Environmental Setting*, on Table 4-1, and includes a 4,652-square-foot shopping center and a 52-room-hotel in the City of Rosemead,

the Montebello Hills Specific Plan (up to 1,200 residential units), and a day care center in unincorporated Los Angeles County serving 14 children. Each of these projects is required to analyze and mitigate any potentially significant wastewater and stormwater environmental impacts. Cumulative impacts to area storm drain systems would be less than significant.

5.6.2.7 Existing Regulations and Standard Conditions

State

- State Water Resources Control Board, NPDES General Permit for Stormwater Discharges Associated with Construction Activity (the General Permit; Order No. 99-08-DWQ)

City

City of Monterey Park Municipal Code

- Title 6, Chapter 6.30, Stormwater and Urban Runoff Pollution Prevention Controls
- Title 14, Chapter 14.04, Sewers and Industrial Waste
- Title 14, Chapter 14.06, Sewer Reconstruction

Development Guidelines and Standards (from March 2010 Precise Plan)

There are no guidelines and standards in the Monterey Park Precise Plan for stormwater drainage or wastewater systems.

5.6.2.8 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.6-2 and 5.6-3. The 2000 MPTP EIR did not identify potentially significant impacts and there are no new impacts associated with the proposed project that were not identified in the 2000 MPTP.

5.6.2.9 Mitigation Measures

Mitigation Measures from the MPTP EIR

The 2000 MPTP EIR did not identify any mitigation measures for wastewater since all impacts were determined to be less than significant. However, it noted that the mitigation measures for potable water (5.6-1 through 5.6-10) would also reduce wastewater generation since less water would be consumed by the project. No mitigation measures were identified for storm drain impacts either since all impacts to the storm drain systems would be less than significant.

5.6.2.10 Level of Significance After Mitigation

No mitigation measures were identified and impacts to wastewater and stormwater systems are less than significant.

5.6.3 Solid Waste

5.6.3.1 Impacts Identified in the 2000 MPTP EIR

- The certified 2000 MPTP EIR found that, during operation, the previous project would generate 19,253 pounds of solid waste a week, which was about 0.0008 percent of the remaining capacity of the Puente Hills landfill. Operational impacts to solid waste were found to be less than significant. It also found that construction activities would be temporary and would not cause significant impacts. Although there were no significant impacts, the 2000 MPTP provided mitigation measures for the previous project to further reduce impacts. These are included in Section 5.6.3.8 and have been revised for the proposed project as appropriate.

5.6.3.2 Methodology

The analysis in this section has been completed in accordance with the requirements of CEQA to determine if significant impacts related to regional landfills would occur as a result of the implementation of the proposed project. The analysis incorporates research previously completed for the 2000 MPTP EIR along with additional research to update the existing conditions and setting since the approval of the 2000 MPTP EIR.

5.6.3.3 Environmental Setting

Solid Waste Collection in Monterey Park

At the time of the 2000 MPTP EIR, the majority of the City's solid waste was directed to the Puente Hills Landfill. This landfill is scheduled to be closed in 2013, prior to the opening year of the proposed project. The Puente Hills Intermodal Facility (PHIMF) is currently being constructed in the City of Industry and unincorporated Los Angeles County. This facility would send up to 8,000 tons of solid waste per day via railway to the Mesquite Regional Landfill (MRL). The MRL would accept up to 10,000 tons of waste-by-rail from multiple Southern California counties per day, would remain open for approximately 100 years, and has an estimated total capacity of 600 million tons (LACSD 2007). Operations at the PHIMF are scheduled to begin in 2012 (LACSD 2009). Solid waste generated in the City of Monterey Park would likely be sent through this facility.

In addition to the Puente Hills Landfill, the City sent solid waste to nine other landfills in 2008 (CalRecylce 2010a). These landfills and their remaining capacities and closure dates are listed in Table 5.6-13. Three of these landfills, including the Puente Hills Landfill, are scheduled to close prior to opening year 2015 (Lancaster Landfill and Recycling Center and Olinda Alpha Sanitary Landfill). The final column indicates the most recent review by the CIWMB (now CalRecycle) permit review board.

Table 5.6-13
Landfills Used by Monterey Park (2008)

Landfill	Remaining Capacity (cubic yards)	Closure Date	Permitted Disposal Rate	Last CIWMB Board Concurrence Date
Azusa Land Reclamation Company Landfill	–	1/1/2025	–	–
Bakersfield Metropolitan (Bena) Sanitary Landfill	34,994,127	12/31/2038	4,500 tons/day	10/2000
Chiquita Canyon Sanitary Landfill	29,300,000	11/24/2019	6,000 tons/day	9/1998
El Sobrante Landfill	145,530,000	1/1/2045	16,054 tons/day	8/2009
Frank R. Bowerman Sanitary Landfill	59,411,872	12/31/2022	8,500 tons/day	8/2008
Kettleman Hills - B18 Non-hazardous Codisposal Landfill	–	–	–	–
Lancaster Landfill and Recycling Center[1]	19,088,739	8/2/2012	1,700 tons/day	8/2000
Olinda Alpha Sanitary Landfill[1]	38,578,383	12/31/2013	8,000 tons/day	5/2010
Puente Hills Landfill[1]	35,200,000	10/31/2013	13,200 tons/day	5/2010
Simi Valley Landfill & Recycling Center	20,575,377	1/31/2027	3,000 tons/day	5/2003
Total Remaining Capacity	**174,830,000**	NA	NA	NA

Source: CalRecycle 2010a.
[1] The Landcaster, Olinda Alpha, and Puente Hills landfills are not included in the remaining capacity because their closure dates are prior to the opening year 2015.

Regulatory Setting

Assembly Bill 939 and Senate Bill 1016

Assembly Bill (AB) 939 (Chapter 1095, Statutes of 1989), the Integrated Waste Management Act, required 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.

In 2008, Senate Bill (SB) 1016 was filed with the secretary of state, amending the process of measuring the 50 percent diversion requirements of AB 939 (CIWMB 2009b). With SB 1016, jurisdictions measure their 50 percent diversion rate by using a per capita indicator rather than basing it on the total tonnage solid waste disposal and diversion. The jurisdiction's goal is to reach a 50 percent per capita disposal target, which is based on the actual tonnage disposed of by a jurisdiction when it is meeting a 50 percent diversion rate on an overall basis. This per capita target rate depends on the jurisdiction's total waste disposal as reported quarterly to CalRecycle (formerly the California Integrated Waste management Board) and the annual population as reported by the Department of Finance. To be in compliance with the 50 percent diversion rate requirements, jurisdictions must not dispose of more than 50 percent of their per capita disposal target. Waste diversion rates post-2007 are expressed as per capita disposal (CIWMB 2009).

Solid Waste and Recycling Conditions in Monterey Park

In 2008, the City of Monterey Park disposed of 51,808 tons of solid waste (CalRecycle 2010a). The target diversion rates and actual diversion rates for 2007 and 2008 (the most recent years with data approved by the CalRecycle board) are given in Table 5.6-14.

Table 5.6-14
Solid Waste Diversion Goals for Monterey Park

Type of Disposal	Target Rate	Annual Rate (2007)	Annual Rate (2008)
Population Disposal	5 lbs/capita/day	4.7 lbs/capita/day	4.4 lbs/capita/day
Employment Disposal	14 lbs/capita/day	12.5 lbs/capita/day	11.7 lbs/capita/day

Source: CalRecycle 2010b.

5.6.3.4 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.

5.6.3.5 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 5.6-4: EXISTING AND/OR PROPOSED FACILITIES WOULD BE ABLE TO ACCOMMODATE PROJECT-GENERATED SOLID WASTE AND COMPLY WITH RELATED SOLID WASTE REGULATIONS. [THRESHOLDS U-6 AND U-7]

Impact Analysis: The proposed project would generate 3,553 more pounds of solid waste per week than the previous project. The previous 515,382-square-foot commercial project would have generated approximately 21,647 pounds of solid waste per week based on waste generation rates from the City of Santa Monica. Using the same solid waste generation rates used in the 2000 MPTP EIR, the proposed 600,000-square-foot commercial project would generate approximately 25,200 pounds of solid waste per week (see Table 5.6-15).

Table 5.6-15
Project Solid Waste Generation

Land Use	Size	Generation Factor	Generation
Commercial Anchor Retail Retail Restaurant	600,000 sf	420 lbs/10,000 sf/week	25,200 lbs/week

Source: 2000 MPTP EIR.

When the proposed project's expected solid waste generation is combined with the City's rate from 2008, the total would be 52,463 tons per year. This would be an increase of 655 tons or 1.3 percent over the City's existing waste stream of 51,808 annual tons. Based on the average density of retail solid waste (92.83 pounds per cubic yard), the proposed project's annual tonnage would fill approximately 14,111 cubic yards (CalRecycle 2009). This would be approximately 0.008 percent of the remaining capacity of landfills used by the City in 2008. The MSR would also be available to receive waste-by-rail when the construction of the rail connection to the PHIMF is completed in 2012. CalRecycle estimated the maximum capacity at the MRL to be 970,000,000 cubic yards (CalRecycle 2010c).

The City of Monterey Park did not meet its target solid waste diversion rates for years 2007 and 2008. The disposal rates since 2008 have not been board-approved. The Precise Plan for the proposed project includes development guidelines and standards that improve recycling accessibility for people and employees on the project site. Therefore, the proposed project would not impair the City's ability to reach its solid waste diversion goals.

Construction Waste

The construction phases for the proposed project would generate construction debris that would need to be either recycled onsite, sold to a contractor, or sent to one of the landfills serving the City that accepts construction waste. Since there is no demolition of existing buildings, the majority of the construction waste would come during the building phases of construction. The Monterey Park Market Place Precise Plan has included guidelines to help reduce the amount of construction debris that is sent to landfills.

5.6.3.6 Cumulative Impacts

The implementation of the proposed project, in combination with other projects in the surrounding area, may cause cumulative impacts to solid waste services. Within the area of the proposed project, four projects are being proposed and/or are constructed. These projects are listed in Table 4-1 in Chapter 4, *Environmental Setting*, and include a 4,652-square-foot shopping center, a 52-room hotel, a residential specific plan with a maximum of 1,200 detached and attached units, and a day care center supporting up to 14 children. Each of these projects would be required to meet the recycling and solid waste standards of their respective cities and there would not be a cumulative impact to AB 939 regulations. Each project would also be required to identify potentially significant impacts related to solid waste generation and provide either project development guidelines and standards or mitigation measures that would reduce these impacts to less than significant levels. The proposed project, in combination with surrounding projects would not cause cumulative impacts related to solid waste.

5.6.3.7 Existing Regulations and Standard Conditions

State

- Assembly Bill (AB) 939 (Chapter 1095, Statutes of 1989), the Integrated Waste Management Act

City

- City of Monterey Park Municipal Code, Title 6, Chapter 6.08, Solid Waste, Recyclables, and Construction and Demolition Debris

Development Guidelines and Standards (from March 2010 Precise Plan)

I. Refuse Facilities

For proper waste management practices, trash enclosures and/or equipment will be strategically located in the rear of each building as feasible. Solid steel gates shall be utilized as well. Most major tenants will have their own waste management areas within their building footprints in order to maintain the proper visual aesthetics of the center. Public waste management will be accomplished by placing on-site furniture, such as waste receptacles and ash urns, throughout the center. To minimize solid waste generated by the project, the following measures are to be implemented:

1. Construction Phase – During project construction, the following practices should be implemented by the project applicant:

    a. Off-site locations for construction waste exported from the project and options for disposal of excess material should be identified.

    b. These options may include recycling of materials on-site, sale to a broker or contractor, sale to a project in the vicinity, or transport to an environmentally-cleared landfill.

2. The project applicant should offer recyclable building materials, such as asphalt or concrete for sale or removal by private firms or public agencies for use in construction of other projects if all can not be reused on the project site.

3. Operation Phase – During project operations, the following practices should be implemented by the project tenants within their buildings and will be specified in lease agreements with the project application: Recovery of materials such as aluminum and cardboard;

    a. Collection of office paper for recycling;

    b. Collection of polystyrene (foam) cups for recycling;

    c. Collection of glass, plastics, kitchen grease, laser printer toner cartridges, oil, batteries, and scrap metal for recycling or recovery.

4. Design Features – The project applicant, tenants, and /or property owner are strongly encouraged but not required, implement design features to support solid waste reduction programs, suggestions include:

    a. Detailing the location and design of on-site recycling facilities;

    b. Providing on-site recycling receptacles to encourage recycling;

    c. Facilitating cardboard recycling (especially in retail areas) by providing adequate space and centralized locations for collection and bailing;

    d. Providing trash compactors for non-recycling materials to reduce the total volume of solid waste and the number of trips required for collection;

e. Providing on-site recycling receptacles in feasible locations accessible to the public to encourage recycling for all business, employees, and patrons.

5.6.3.8 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.6-4.

5.6.3.9 Mitigation Measures

Mitigation Measures from the 2000 MPTP EIR

As the previous project was not identified as having a significant impact on solid waste services, no mitigation measures were required. However, to further minimize solid waste generation of the previous project, mitigation measures were recommended. These mitigation measures have been removed since they are now incorporated into the project as development standards of the MPMP Precise Plan, and there are no potentially significant impacts associated with the proposed project.

~~During project construction, the following practices should be implemented, to the maximum extent feasible, by the project applicant:~~

- ~~Offsite locations for construction waste exported from the project and options for disposal of excess material should be identified. These options may include recycling of materials onsite, sale to a broker or contractor, sale to a project in the vicinity, or transport to an environmentally cleared landfill.~~

- ~~The project applicant should offer recyclable building materials, such as asphalt or concrete for sale or removal by private firms or public agencies for use in construction of other projects in all can not be reused on the project site.~~

~~During project operations, the following mitigation measures should be implemented, to the maximum extent feasible, by project tenants and should be specified in lease agreements with the project applicant:~~

- ~~Recovery of materials such as aluminum and cardboard.~~

- ~~Collection of office paper for recycling.~~

- ~~Collection of polystyrene (foam) cups for recycling.~~

- ~~Collection of glass, plastics, kitchen grease, laser printer toner cartridges, oil, batteries, and scrap metal for recycling or recovery.~~

~~The project applicant should implement design features to support solid waste reduction programs, including, but not limited to the following:~~

- ~~Detailing the locations and design of onsite recycling facilities.~~

- ~~Providing onsite recycling receptacles to encourage recycling.~~

- ~~Facilitating paper recycling by providing chutes in convenient locations for sorting and recycling bins.~~

- ~~Facilitating cardboard recycling (especially in retail areas) by providing adequate space and centralized locations for collecting and bailing.~~

- ~~Providing trash compactors for non recyclable materials whenever feasible to reduce the total volume of solid waste and the number of trips required for collection.~~

- ~~Providing onsite recycling receptacles in feasible locations accessible to the public to encourage recycling for all businesses, employees, and patrons.~~

5.6.3.10 Level of Significance After Mitigation

Solid waste impacts would be less than significant, the same as with the previously proposed project. No mitigation measures are required.

5.6.4 Other Utilities

5.6.4.1 Impacts Identified in the 2000 MPTP EIR

Electricity

- The 2000 MPTP EIR found that construction impacts would be limited to the construction period and a minimal amount of electricity would be used for the operation of construction equipment and to provide construction lighting. The long-term operation of the previous project site would result in the consumption of 6,744,973 kilowatt-hours (kWh) of electricity per year. The 2000 MPTP EIR found that this amount of electricity would be accommodated by SCE and no significant impacts would occur. Although no significant impacts would have occurred, the previous 2000 MPTP EIR provided mitigation measures to further reduce electrical impacts; these are included as modified for the proposed project in Section 5.6.4.8.

Natural Gas

- Under the previous conditions, the project site would have consumed approximately 1,522,565 cubic feet of natural gas per month. The 2000 MPTP EIR found that this increase in gas consumption would be accommodated by The Southern California Gas Company (TGC) and existing gas lines would be expanded to serve the project site. No significant impacts related to gas consumption would occur. Although no significant impacts would have occurred, the previous 2000 MPTP EIR provided mitigation measures to further reduce gas consumption; these are included, as modified, for the proposed project in Section 5.6.4.8.

5.6.4.2 Environmental Setting

Electricity

Electrical service on the project site is provided by SCE. The SCE Mesa Substation is about 600 feet to the northwest of the project site, and the northeast and northwest borders of the project site are adjacent to SCE easements. The aboveground powerlines in these easements connect to the Mesa Substation.

Energy Building Requirements

The California's Energy Efficiency Standards for Residential and Nonresidential buildings (Title 24, Part 6, of the California Code of Regulations), requires new buildings and reconstruction projects meet California building energy efficiency standards. All projects being constructed on January 1, 2010 and after are required to increase their energy efficiency by 15 percent over the 2005 energy efficiency standards.

Natural Gas

Natural gas service on the project site is provided by TGC. Gas lines are currently not present on the project site, but there is a four-inch main in Saturn Avenue and a two-inch main in Potrero Grande Avenue.

5.6.4.3 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-8 The project site would be served by utility facilities with sufficient capacity and/or resources to provide service to the proposed project without requiring the construction of additional infrastructure and/or facilities or the acquisition of additional resources, resulting in environmental impacts.

5.6.4.4 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 5.6-5: EXISTING AND/OR PROPOSED FACILITIES WOULD BE ABLE TO ACCOMMODATE PROJECT-GENERATED ELECTRICITY AND NATURAL GAS DEMANDS. [THRESHOLD U-8]

Impact Analysis: The 2000 MPTP EIR found electricity and natural gas impacts to be less than significant. The previously proposed project site would generate 7,517,323 kWh/yr of electricity and 1,522,565 cubic feet of natural gas per month (cf/mo). The 2000 MPTP EIR reduced the electricity demand by the existing businesses on the project site in 1999. These businesses used 772,350 kWh/yr of electricity per year resulting in a net demand of 6,744,973 kWhr/yr. The previous onsite businesses did not use natural gas. Existing offsite infrastructure would be extended to accommodate project utility demand.

Electrical

Electrical utilities on the project site would be undergrounded and connected to existing adjacent utilities. Portions of the SCE easements would also be used for site development. In section IV.G, Easement Agreements, the MPMP Precise Plan describes portions of the site plan that encroach on SCE easements. These areas would be used as parking for onsite businesses, public road access, road access to the south parcel of the OII Landfill, construction and slope easement (as necessary), and for placement of large freestanding signs.

The electrical demand of the proposed project is shown in Table 5.6-16. The electrical demand rates for retail and restaurant use are the same as those used in the MPTP EIR. Since the exact square footages of retail and restaurant land uses have not been finalized, the electricity for the entire development is presented as a

range. If the maximum amount of retail is built, the minimum amount of restaurant space would be built. The total estimated electrical demand of the project site would be between 8,433,6010 and 9,641,190 kWh.

Table 5.6-16
Electrical Demand of the Proposed Project

Use	*Size (sf)*	*Consumption Factor (kWh/sf/yr)*	*Consumption (kWh/yr)*
Retail	3,225–22,989	13.6	43,860.0–312,650.4
Anchor Retail	561,011	13.6	7,629,749.6
Restaurant	16,000–35,764	47.5	760,000–1,698,790
Total	**600,000**	**NA**	**8,433,609.6–9,641,190.0**
Compliance with Title 24, Section 6 Energy Efficiency Requirements[1]			**7,168,568.2 – 8,195,011.5**

Source: 2000 MPTP EIR.
kWh = Kilowatt hours
sf = square feet
yr = year
[1] 2008 Building and Energy Efficiency Standards (Title 24, California Building Code) assumes an increase in 15 percent energy efficiency from the 2005 Building and Energy Efficiency Standards.

The 2000 MPTP EIR estimated the site would use 6,744,973 kWh of electricity, which is between 1,688,636.6 to 2,896,217 kWh less than the proposed project (a difference of 25.0 to 42.9 percent). However, the previous project reduced the gross estimated electrical demand by the electricity demand of the existing onsite land uses at the time of the 2000 MPTP EIR. These land uses no longer exist, so the net energy demand of the previous site plan would actually be 7,517,323 kWh, which is between 12.2 to 28.3 percent less than the proposed project. In addition, the required compliance with Title 24, Section 6 energy efficiency requirements for nonresidential buildings would reduce the proposed project's energy usage to approximately 7,168,568.2 to 8,195,011.5 kWhr/yr, which is between 4.9 percent less than the 2000 MPTP and 9.0 percent more than the 2000 MPTP.

Natural Gas

The project site would be improved with new natural gas lines to accommodate the proposed project. The 2000 MPTP EIR estimated that 1,522,565 cubic feet of gas would be consumed onsite per month. Based on the natural gas consumption rates per square foot of proposed land use (see Table 5.6-17), the project would demand approximately 1,498,400 to 1,792,884 cf/mo of natural gas. The rate of natural gas consumption by the proposed project would be compatible with the previous project's rates and no new impacts would occur.

Table 5.6-17
Natural Gas Demand of the Proposed Project

Use	Size (sf)	Consumption Factor (cf/sf/mo)	Consumption (cf/mo)
Retail	3,225–22,989	2.1	6,773–48,277
Anchor Retail	561,011	2.1	1,178,123
Restaurant	16,000–35,764	17.0	272,000–607,988
Total	**600,000**	**NA**	**1,498,400–1,792,884**

Source: CEC 2006b.
The demand rates to determine natural gas consumption are different than those used in the 2000 MPTP EIR. The rates in this SEIR are based on information provided in the 2006 CEC survey of energy consumption in California.
cf = cubic feet;
sf = square feet
mo = month

All natural gas infrastructure would be built prior to or in conjunction with building construction, minimizing the amount of additional construction impacts. TGC would connect onsite infrastructure to the existing mains and no significant impacts to natural gas service would occur.

5.6.4.5 Cumulative Impacts

Cumulative projects in the area include a 4,652-square-foot shopping center and a 52-room hotel in the City of Rosemead, a 1,200-single-family-unit residential development in the City of Montebello, and a day care center accommodating 14 children in a nearby unincorporated area of Los Angeles County. These projects would also increase demand for natural gas and electricity. Cumulative impacts would occur when the combined demand for natural gas and electricity would exceed the capability of TGC and SCE to supply the projects. All cumulative projects would involve construction of new gas lines and electrical wiring prior to or during the building construction. Both SCE and TGC develop plans for the expansion of its supply sources, assuming a cumulative growth in demand within its service area (TGC 2008). The cumulative projects would not exceed the demand assumed by SCE or TGC to accommodate future natural gas service. Cumulative impacts would be less than significant.

5.6.4.6 Existing Regulations and Standard Conditions

- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewables Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Development Guidelines and Standards (from March 2010 Precise Plan)

F. Architecture

4. Building / Fire Standards – The project will comply with the City's Building and Fire Code Standards, including Title 24 – State requirements for energy efficiency.

5.6.4.7 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.6-5 (natural gas).

Without mitigation, the following impacts would be **potentially significant**:

- Impact 5.6-5 (electrical service): The proposed project would result in an electrical demand that would be up to 9 percent higher than the previously proposed project, causing new potentially significant impacts.

5.6.4.8 Mitigation Measures

Mitigation Measures from the 2000 MPTP EIR

Electrical Service

As the previous project was not identified as having a significant impact on electrical services, no mitigation measures were required. However, the 2000 MPTP EIR did recommend mitigation measures that would reduce electricity demand. These mitigation measures are being carried through in the SEIR.

6-11 The project applicant shall install [t]ime-controlled systems ~~should be used~~ for exterior building light, parking area, and outdoor signs to reduce energy consumption. These systems shall~~should~~ be programmed to account for variations in seasonal daylight times.

~~During the design process, the applicant should consult with SCE regarding possible energy conservation measures.~~

6-12 Buildings shall~~should~~ be well sealed to prevent outside air from infiltrating and increasing interior space-conditioning loads. Where applicable, building entrances should be designed with vestibules to restrict infiltration of unconditioned air and exhausting of conditioned air.

6-13 The applicant shall use lighter-colored or earth-toned building material and landscaping to reduce energy use, as shown in the Precise Plan. Exteriors should be designed with incorporate lighter colors that would reflect sunlight and reduce "heat sinks." The incorporation of lighter colors should be used in areas where they do not conflict with tenant branding. ~~Landscaping should be incorporated to assist air conditioning systems in buildings.~~

6-14 High-efficiency lamps shall~~should~~ be installed for all street and parking lot lighting to reduce electricity consumption.

Implementation of mitigation measures 3-4 and -5 of section 5.2, *Greenhouse Gas Emissions*, would also reduce electricity impacts.

Natural Gas

As the previous project was not identified as having a significant impact on natural gas services, no mitigation measures were required. However, to further minimize natural gas consumption of the previous project, the following mitigation measure was recommended. For the SEIR, it has been removed because there are no potentially significant impacts associated with the proposed project.

> ~~The project applicant should consult with The Gas Company regarding feasible energy conservation measures.~~

5.6.4.9 Level of Significance After Mitigation

The implementation of mitigation measures 6-11 through 6-14 (and 3-4 and 3-5 from Section 5.3, *Greenhouse Gas Emissions*) would reduce electrical demand impacts to less than significant levels.