4.14 Utilities and Service Systems

This section describes existing utilities (including water supply, wastewater, and storm drainage) and solid waste disposal services that serve the Project Site and surroundings. This section also provides a summary of the regulatory setting and evaluates potential environmental impacts of the Project on existing utilities and solid waste disposal services provided in the Project Site and surroundings.

4.14.1 Environmental Setting

Water Supply

Water service in Walnut Creek is provided by the East Bay Municipal Utility District (EBMUD) and the Contra Costa Water District (CCWD). The Project Site and surroundings are within the EBMUD service area; therefore this section describes EBMUD's water supply, treatment, and distribution system.

EBMUD supplies water to approximately 1.3 million people in a service area that includes 20 cities and communities in Contra Costa and Alameda counties. Surface water comprises almost 100 percent of the EBMUD water supply. About 90 percent of the EBMUD water supply originates from the Mokelumne River on the west slope of the Sierra Nevada and is stored at the Pardee Reservoir about 40 miles northeast of Stockton. The remaining 10 percent of EBMUD water is comprised of local watersheds and reservoirs in the East Bay hills.

EBMUD's 2010 Urban Water Management Program (UWMP) outlines water demand and supply through 2040. EBMUD projects, on average, less than a one percent growth each year in customer demand though 2030 followed by a much lower increase thereafter to a 2040 planning level of demand of 230 million gallons per day (mgd). The implementation of conservation and recycled water programs will result in lower growth rates in customer demand between 2030 and 2040. However, due to the current suppressed demand caused by the multi-year drought and the downturn in the economy, some planned recycled water projects and conservation programs will be deferred until the end of the anticipated recovery period.

EBMUD's 2040 water demand projections are derived from a land-use based demand forecast that was based on the adopted General Plans and Specific Plans and discussions with staff of cities and counties in EBMUD's service area. Therefore, the demand projections accounts for the amount of future development in Walnut Creek allowed under the Growth Limitation Program, as described in Walnut Creek's 2025 General Plan. The demand projections were also based on consumption data from 2005, and account for variations in demand-attributed changes in development patterns.

EBMUD's water shortage contingency planning anticipates water supply interruptions due to droughts and other potential catastrophes. EBMUD determines its water supply availability each year and initiates water reduction programs if the projected water supply is unable to fully meet customer needs. During non-drought conditions, water use efficiency measures are implemented

to eliminate wasteful practices. EBMUD's Water Supply Availability and Deficiency Policy limits rationing to no more than 25 percent of total customer demand on an annual basis.

EBMUD's water supply is adequate to meet existing and projected demand through 2040 under normal conditions. However, customer rationing and supplemental water supplies would be required during a single dry year, the first two years of an assumed three-year drought, and in the third year of a three-year drought.

EBMUD is developing projects to manage future water supply needs and is currently implementing numerous water conservation and recycling programs to reduce demand. EBMUD's Water Supply Management Program 2020 is the basis for water conservation and recycling programs and for development of supplemental supply initiatives. EBMUD is currently in the process of developing the Water Supply Management Program 2040, which will analyze means of serving its long-term projected demands through 2040. Planned water supply projects include use of local groundwater supplies and surface water from the Sacramento River at Freeport during droughts. EBMUD also plans to meet the additional demand by relying on short-term supplemental supply sources including the Northern California Water Transfers, which is expected to provide up to 13 million gallons per day (mgd) of water during dry years, and the Bayside Groundwater Project Expansion which is expected to provide up to 9 mgd of water during a dry-year (EBMUD, 2011a).

Water Treatment Facilities

EBMUD operates six water treatment plants, including the Walnut Creek Water Treatment Plant, located on Larkey Lane in northwest Walnut Creek. EBMUD's facilities are interconnected to enhance capacity reliability such that, on any given day, production from one water treatment plant could offset some or all of the production from another. The San Pablo Water Treatment Plant is a standby facility used only during planned outages of the other treatment plants. Major reconstruction of the Walnut Creek Water Treatment Plant treatment and storage facilities were completed in 2006. The current plant capacity of 91 mgd is adequate to meet existing demand of 72 mgd but falls short of the projected demand of 96 mgd in 2030.

EBMUD's Water Treatment and Transmission Improvement Project (WTTIP) includes additional improvements to the treatment plant and other facilities in the Walnut Creek area to address existing deficiencies and future demand. The plant needs new filters to increase capacity to 115 mgd to meet peak operational demands and to accommodate occasional changes in source water quality due to increases in seasonal turbidity and algae in the Pardee reservoir. A new pumping plant is also proposed at the treatment plant to improve water pressure for customers in higher elevations of Walnut Creek and adjacent areas. Planned longer-term improvements beyond 2010 include the addition of high-rate sedimentation units and UV disinfection facilities. The proposed improvements to be completed in 2012 will adequately address future demand through 2030 (EBMUD, 2011b).

Water Storage and Distribution Facilities

EBMUD distributes water to its service area through a system of pipelines, storage reservoirs, and pumping plants. Water is conveyed from the Pardee Reservoir through a network of tunnels and aqueducts to treatment plants and terminal reservoirs in the East Bay. EBMUD operates and maintains all storage, pumping, and distribution facilities within its service area and is responsible for all facilities up to the customer's water meter.

EBMUD owns several underground water pipelines that either traverse the Project Site or surroundings, as summarized in **Table 4.14-1**, below.

TABLE 4.14-1
EXISTING WATER SYSTEM CONDITIONS

Street	Pipe Diameter	Pipe Material
South Broadway	24-inch	unknown
Broadway Plaza St.	12-inch 10-inch 8-inch	Steel Cast iron Cast iron
Newell Ave.	30-inch 6-inch	Steel unknown

SOURCE: City of Walnut Creek, 2008 and 2011

Wastewater

The Central Contra Costa Sanitary District (CCCSD) provides wastewater collection and treatment services for the City. The collection system within the City includes gravity sewer lines and pump stations, and the wastewater treatment plant is located near Martinez.

Treated effluent is discharged to Suisun Bay operating under a NPDES permit granted by the San Francisco Bay Regional Water Quality Control Board. The plant has a treatment capacity of 53.8 mgd average dry weather flow and 240 mgd wet weather flow. In 2010, the wastewater treatment plant processed about 33.1 mgd average dry weather flow, leaving approximately 20.7 mgd average dry weather flow remaining available (Levitt, 2011). While average dry weather flow capacity is adequate to meet demand, LAFCO recently approved a major annexation to the CCCSD in the southern Alhambra Valley, which is constructing a new trunk sewer to improve wet-weather capacity, maintainability, reliability, operations efficiency, odor control and seismic protection (Contra Costa LAFCO, 2008).

Sewer lines that currently serve the Project Site are summarized below in **Table 4.14-2**.

Storm Drainage

The City of Walnut Creek's Public Services Department oversees and maintains the storm drainage system throughout the city limits. However, portions of the City's flood protection

facilities (including the underground box culvert beneath Broadway Plaza) are within the Contra Costa County Flood Control and Water Conservation District (Flood Control District). The Flood Control District collaborates with the City of Walnut Creek to maintain their facilities. The system of storm drains collects and channels surface water (mostly from rainfall) into a series of pipes, trenches, culverts, detention basins, and open channels which transport and empty it into San Francisco Bay. The system is based upon the natural drainage pattern determined by topography.

TABLE 4.14-2
EXISTING WASTEWATER SYSTEM CONDITIONS

Street	Pipe Diameter	Pipe Material
South Broadway	12-inch	Clay (VC)
	66-inch	Unknown
Broadway Plaza St.	36-inch	Reinforced concrete (RCP)
	30-inch	Reinforced concrete (RCP)
South Main St.	6-inch	Clay (VCP)
	8-inch	Clay (VCP)
Mt. Diablo Blvd.	48-inch	Reinforced concrete (RC)
	6-inch	Clay (VC)
	8-inch	Plastic (PVC)

SOURCES: City of Walnut Creek, 2008 and 2011; Psomas, 2011

The Project Site and surroundings are almost completely covered by impervious surfaces, such as parking lots, buildings, roadways, sidewalks, and other features. As described in Chapter 3, Project Description, two creek easements cross the Project Site: (1) Las Trampas Creek, which extends from west of South Main Street beneath Broadway Plaza within a 50-foot wide and 25-foot deep underground box culvert, and (2) San Ramon Creek, which enters the Project Site at Newell Avenue as an open channel, and converts to a 50-foot wide by 25-foot deep underground box culvert at Macy's. Both of these culverts were built in the 1960s. The San Ramon Creek underground culvert extends through the Project Site under the existing two-level parking structure and Nordstrom before crossing under Mt. Diablo Boulevard to join Las Trampas Creek. While development within the Project Site would result in an increase in the intensity of uses, it is not anticipated to result in a substantial increase in impervious surfaces.

Storm drain lines within the Project Site are summarized in **Table 4.14-3**, below. There is also a storm drain line along Newell Avenue that drains to San Ramon Creek (City of Walnut Creek, 2011).

TABLE 4.14-3
EXISTING DRAINAGE SYSTEM CONDITIONS

Street	Pipe Diameter/Culvert Dimensions	Pipe/Culvert Material
Broadway Plaza Frontage	12-inch pipe	Reinforced concrete (RCP)
South Main St.	8-inch to 15-inch pipe	Reinforced concrete (RCP)
Mt. Diablo Blvd.	18-inch to 21-inch pipe	Reinforced concrete (RCP)

SOURCE: City of Walnut Creek, 2008 and 2011

Solid Waste Management

The Central Contra Costa Solid Waste Authority is a joint powers authority that franchises solid waste and recycling collection services in Walnut Creek. Operating landfills in Contra Costa County include the Acme Landfill in Martinez, which is restricted to receiving construction and demolition wastes and yard debris; and Keller Canyon Landfill near Pittsburg (CalRecycle, 2011). **Table 4.14-4** indicates the daily permitted capacity, the remaining capacity, and the estimated site life at the two operating landfills in Contra Costa County. The Contra Costa Transfer and Recovery Station, located adjacent to the Acme Landfill (951 Waterbird Way, Martinez) also serves the Project Site and surroundings. The Contra Costa Transfer Station accepts construction and demolition debris, general residential and commercial waste, tires, yard waste, large appliances, and other inert materials (Allied Waste, 2011).

Electricity and Natural Gas

Pacific Gas and Electric (PG&E) provides electric power and natural gas to customers in Walnut Creek. PG&E relies on hydroelectric, nuclear, fossil fuel plants, geothermal plants, wind turbines and small independent energy companies for its transportation, industrial, residential, and commercial energy needs. Existing development on the Project Site is served by PG&E electrical and gas services.

4.14.2 Regulatory Setting

Federal

The National Pollutant Discharge Elimination System (NPDES) permit program was established in the CWA to regulate municipal and industrial discharges to surface waters of the United States. Federal NPDES permit regulations have been established for broad categories of discharges, including point-source municipal waste discharges and nonpoint-source stormwater runoff. NPDES permits generally identify effluent and receiving water limits on allowable concentrations and/or mass emissions of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; and provisions that describe required actions by the discharger, including industrial pretreatment, pollution prevention, self-monitoring, and other activities.

TABLE 4.14-4
ACTIVE LANDFILLS IN CONTRA COSTA COUNTY

Jurisdiction	Total Estimated Permitted Capacity (cubic yards)	Total Estimated Capacity Used (cubic yards)	% Used	Remaining Estimated Capacity (cubic yards)	Remaining Capacity Date	% Remaining Capacity	Closure Date	Waste Types Accepted/Permitted
Acme Landfill	268,700	93,700	34.9	175,000	As of 2000	65.1	6/21/2021	Construction/demolition, wood waste, green waste, scrap metal, appliances, other inert materials.
Keller Canyon Landfill	75,018,280	11,609,870	15.5	63,408,410	As of 2000	84.5	12/31/2030	Construction/demolition, concrete, soil, solid waste, non-liquid industrial waste, contaminated soils, ash, grit and sludges.

SOURCES: CalRecycle, 2011; Acme Landfill, 2011; Allied Waste, 2011

Wastewater discharge is regulated under the NPDES permit program for direct discharges into receiving waters and by the National Pretreatment Program for indirect discharges to a sewage treatment plant. Sanitary wastewater generated on the project site is treated by the Central Contra Costa Sanitary District, which has a permit to discharge treated wastewater into Suisun Bay.

State

SB 610

Senate Bill 610 (Stats. 2001, c. 643) amended Section 21151.9 of the Public Resources Code (relating to CEQA), Sections 10631 and 10656 of the Water Code (relating to Urban Water Management Plans), and sections 10910, 10911, 10912, and 10915 of the Water Code (relating to preparation of water supply assessments). The purpose and legislative intent of SB 610 is to further integrate land use and water supply planning, and to ensure that long term water supplies are available to support new land uses. The laws took effect on January 1, 2002.

SB 610 requires the preparation of a Water Supply Assessment (WSA) for large-scale development projects, including shopping center development that is proposed to employ more than 1,000 persons or create more than 500,000 square feet of floor space. The WSA report evaluates the water supply available for new development based on the anticipated demand. For the broad range of projects that are subject to this law, the statutory WSA must be requested by the lead agency from the local water provider at the time the lead agency determines whether an EIR is required for the project. The water agency must then provide the assessment within 90 days (but may request a time extension under certain circumstances). The water supply assessment must include specific information including an identification of existing water supply entitlements and contracts. The governing board of the water agency must approve the assessment at a public meeting. The Project proposes creation of less than 500,000 square feet of new floor space, and thus does not require a WSA.

California Integrated Waste Management Act of 1989

The California Integrated Waste Management Act of 1989 (Public Resources Code [PRC], Division 30), enacted through Assembly Bill (AB) 939 and modified by subsequent legislation, requires all California cities and counties to implement programs to reduce, recycle, and compost at least 50 percent of wastes by the year 2000, and to divert at least 75 percent by 2010 (PRC §41780). The state determines compliance with this mandate to divert 50 percent of generated waste (which includes both disposed and diverted waste) through a complex formula. This formula requires cities and counties to conduct empirical studies to establish a "base year" waste generation rate against which future diversion is measured. The actual determination of the diversion rate in subsequent years is arrived at through deduction, not direct measurement; rather than counting the amount of material recycled and composted, the city or county tracks the amount of material disposed of at landfills, and then subtracts the disposed amount from the base-year amount (PRC §41780.2). As of 2006, the most recent year for which jurisdiction summary information is available, Walnut Creek's diversion rate was 49 percent; this rate is just below

AB 939's 50 percent diversion requirement. As of 2007 and with the passage of SB 1016, the 50 percent diversion requirement is now measured in terms of per-capita disposal.

Utility Notification Requirements

Title 8, Section1541 of the California Code of Regulations requires excavators to determine the approximate locations of subsurface installations such as sewer, telephone, fuel, electric, and water lines (or any other subsurface installations that may reasonably be encountered during excavation work) prior to opening an excavation.

California law (California Government Code §4216 et seq.) requires owners and operators of underground utilities to become members of and participate in a regional notification center, such as Underground Service Alert Northern California (USA North). USA North receives planned excavation reports from public and private excavators, and transmits that information to all participating members who may have underground facilities at the location of excavation. The USA North members mark or stake their facility, provide information, or give clearance to dig (USA North, 2011).

Urban Water Management Planning Act

Water service in Walnut Creek is provided by both EBMUD and CCWD. The project is located within the EBMUD service area. Updated every five years in accordance with California's Urban Water Management Planning Act, EBMUD's Urban Water Management Plan (UWMP) 2010 provides an overview of EBMUD's water supply sources and usage, recycled water and conservation programs, and projected water demands.

Local

City of Walnut Creek General Plan

The Safety and Noise and Built Environment Chapters contained in the City of Walnut Creek's 2025 General Plan provide the following goals, policies, and actions related to water supply and wastewater (City of Walnut Creek, 2006):

Safety and Noise

- **Goal 7:** Work with the water districts to ensure safe and adequate water supplies for the Planning Area.
    - *Policy 7.1*: Work with water agencies to secure water supplies to serve the Planning Area's growing number of residents and employees.

        Action 7.1.1: Work with water agencies and the fire district to ensure the availability of an adequate water supply, particularly during peak load periods, to serve firefighting needs.

Built Environment

- **Goal 29:** Promote water conservation.

- *Policy 29.2*: Promote water conservation throughout the community.

The following goal, policy and action relate to wastewater service:

- **Goal 32:** Meet or exceed State and federal water quality standards.
  - *Policy 32.6*: Reduce pollutant loading in the wastewater system.

    Action 32.6.1: Apply "best management practices" to discharges to the sanitary sewage system.

The following goal, policy and action relates to waste reduction:

- **Goal 30:** Meet or exceed State goals for source reduction and waste diversion.
  - *Policy 30.2*: Promote source reduction and recycling throughout the community

    Action 30.2.7: Require the recycling of construction waste for all City and private projects.

Walnut Creek Municipal Code

In an effort to meet the state's AB 939 waste reduction mandate, the City approved an ordinance which requires the establishment of a construction debris recycling program for all construction, demolition and renovation projects within the City that are projected to cost greater than or equal to $50,000 or which involve construction, demolition or renovation of 5,000 square feet or more (Title 5, Chapter 3, Article 6, Sec. 5-3.602). For projects that fall under either category, this ordinance specifies that applicants for such projects complete and submit a waste management plan, which is also required in order to obtain building and demolition permits (City of Walnut Creek, 2010).

4.14.3 Impacts and Mitigation Measures

Significance Criteria

According to Appendix G of the CEQA Guidelines, the Project would result in a significant impact on utilities and service systems if it would:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;

2. Require or result in the construction of new water or altered wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

3. Require or result in the construction of new or altered storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

4. Have insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements;

5. Result in a determination by the wastewater treatment provider that would serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

6. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs; or

7. Fail to comply with federal, state, and local statutes and regulations related to solid waste.

Approach to Analysis

Physical environmental impacts to utilities are usually associated with population and employment increases, which in turn lead to the need for expanded or new facilities. An increase in population or employment in any given area may result in the need to develop new, or alter existing, public facilities and utility services in order to accommodate demand.

The utilities and service systems demands that would be generated by the Project are calculated and compared to the existing demand for utility services. Using projected utility demands, a net increase in utility usage associated with implementation of the Project's land use changes is determined. Existing and planned conservation programs are taken into account when evaluating projected future utility demands generated by the Project. Finally, projected utility usage is compared to utility capacity.

As described in Chapter 3, Project Description, project construction would require relocation of utility lines within the Project Site. Thus, short-term, temporary disruption of service is analyzed in this section. In addition, this section evaluates the potential for the Project to result in temporary adverse impacts on landfill capacity due to the disposal of Project-generated construction waste. The largest potential source of solid waste would be excavated soil and demolished concrete. While it is expected that most clean soil would be recycled or reused offsite, this analysis calculates that a portion of soil would be disposed in landfills. The analysis includes an estimate of the available capacity of landfills in Contra Costa County and expected construction waste quantities.

Impacts by Project Scenario

For all significance criteria relating to storm drainage facilities, the Project-related impacts did not differ between the Maximum Commercial or Maximum Mixed-Use scenarios because the Project footprint would remain the same under both scenarios, and the development procedures would not differ substantially between the two scenarios. For significance criteria related to potential impacts on water treatment facilities, the City's existing water supply and wastewater treatment capacity, and landfill capacity, Project-related impacts are discussed by Project scenario since each scenario would result in different water supply demands, sewer generation rates, and solid waste generation rates.

Impacts

The Project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (Criterion 1). (Less than Significant)

As described in Section 4.14.1, above, CCCSD's wastewater treatment plant currently has a remaining capacity of approximately 20.7 mgd. Based on conversations with CCCSD staff and preliminary analysis conducted by the applicant's engineering consultant, the Project would generate wastewater flows ranging between 34,530 gpd and 35,930 gpd which comprise approximately 0.2 percent of the wastewater treatment plant's remaining capacity (Psomas, 2011; Levitt, 2011). Wastewater generated by the Project would not contain any unusual pollutants and would be within the existing dry weather capacity and permitted discharge volume of the treatment plant. Therefore, the Project would not cause any change in the quality of treated effluent discharged to Suisun Bay or in the ability of the CCCSD to continue to meet Regional Water Quality Control Board (RWQCB) treatment standards, and this impact would be less than significant.

Mitigation: None required.

The Project would not require or result in the need for new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Criterion 2). (Less than Significant)

Maximum Commercial Scenario. Under this scenario, the Project would consist of up to 300,000 net new square feet of commercial uses. Using water demand rates that were estimated at 115 percent of wastewater generation rates[1], the Project would generate an estimated additional demand for water of approximately 37,260 gpd (Psomas, 2011). The existing capacity of the Walnut Creek water treatment plant is adequate to meet existing demand and proposed improvements to be completed in 2012 will adequately address future demand through 2030. As described in Section 4.14.1, improvements at the Walnut Creek water treatment plant are currently under construction and would increase the plant's peak treatment capacity to 115 mgd. In addition, EBMUD's six water treatment plants are interconnected, enhancing reliability and capacity. Once improvements at the water treatment plant are completed, the additional water supply demand generated by the Project would comprise approximately 0.3 percent of the water treatment plant's capacity. Because the Project's estimated water demand is minimal, and given EBMUD's water planning, which takes into account variations in demand-attributed changes in development patterns, the Project is not projected to require the expansion or construction of new water treatment or distribution facilities and the impact would be less than significant.

Based on a wastewater generation rate of 100 gpd per 1,000 square feet for commercial uses, the net increase of wastewater generated under the Project would be approximately 34,530 gpd.

[1] Engineering standards and practices indicate that 15 percent of the water used at a particular site does not enter the sewer system (Psomas, 2011).

Preliminary analysis by the applicant's engineering consultant indicates that the additional wastewater generated by the Project would not require any upsizing of existing sewer lines. The estimated 34,530 gpd, or 0.03 mgd, of wastewater generated by the Project would comprise approximately 0.2 percent of the wastewater treatment plant's capacity of 20.7 mgd average dry weather flow. CCCSD staff has confirmed that the amount of additional wastewater generated by the Project would be within the remaining available capacity of the sewer lines in the Project Site and surroundings (though minor sewer lines may need to be constructed within the Project Site, depending on where development is actually located), and the existing dry weather capacity of the treatment plant, the Project would not require expansion of existing wastewater treatment facilities and the impact would be less than significant.

Maximum Mixed-Use Scenario. Under this scenario, the Project would include up to 200,000 net new square feet of commercial uses and up to 200,000 net new square feet of residential uses. Preliminary analysis by the applicant's engineering consultant indicates that the Project would generate an estimated additional demand for water of approximately 38,870 gpd (Psomas, 2011). Similar to the Maximum Commercial Scenario, discussed above, EBMUD's Walnut Creek water treatment plant is expected to have adequate capacity to serve the additional demand generated by the Project under this scenario. For these reasons, under the Maximum Mixed-Use Scenario, the Project would not require the expansion or construction of new water treatment or distribution facilities and the impact would be less than significant.

Based on a wastewater generation rate of 100 gpd per 1,000 square feet for commercial and residential uses, the Project would generate an additional wastewater treatment demand of approximately 35,930 gpd. Similar to the Maximum Mixed-Use Scenario, preliminary analysis by the applicant's engineering consultant indicates that the additional wastewater generated by the Project would not require any upsizing of existing sewer lines. As described above, the estimated 35,930 gpd, or 0.03 mgd, of wastewater generated by the Project would comprise approximately 0.2 percent of the wastewater treatment plant's capacity of 20.7 mgd average dry weather flow. Installation of small diameter sewer piping would likely be needed to provide connectivity with existing sewer lines. The City's existing sewer system has sufficient capacity for the Project's additional wastewater treatment (Levitt, 2011). Since CCCSD staff has confirmed that the amount of additional wastewater generated by the Project would be within the remaining available capacity of the sewer lines in the Project Site and surroundings (though minor sewer lines may need to be constructed within the Project Site, depending on where development is actually located), and the existing dry weather capacity of the treatment plant, the Project would not require expansion of existing wastewater treatment facilities and the impact would be less than significant.

Mitigation: None required.

The Project would not require or result in the need for new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (Criterion 3). (Less than Significant)

Under both the Maximum Commercial Scenario and the Maximum Mixed-Use Scenario, development within the Project Site would continue to connect and discharge stormwater runoff to the City's existing storm drain system in the adjacent streets. However, development could result in changes in surface drainage patterns, such as re-routing of existing overland surface flows, re-positioning of storm drains, changes in topography, changes in the placement of stormwater collection and dispersal points, and other changes that could alter drainage patterns onsite.

As shown in Figure 5 of Chapter 3, *Project Description*, the Las Trampas Creek and San Ramon Creek culverts and the 12-inch storm drain pipe beneath Broadway Plaza street are located in the area proposed for construction of Garage B (central underground garage) and a portion of Garage C on South Broadway. Construction of these two garages and other retail uses in the vicinity would require relocation of the storm drain pipe and re-connection to the existing drainage system. As permitted by appropriate utility providers, all existing backbone underground utility lines would be relocated generally between the two culverts. There would be two utility corridor options between the culverts: (1) one option would entail relocating the utilities 20 to 50 feet and (2) the other option would require moving utilities approximately 150 feet. As described in Chapter 3 and in Section 4.8, *Hydrology and Water Quality*, the Project would not increase the amount of impervious surfaces and would potentially result in a net reduction in stormwater flows offsite with the addition of pervious surfaces (e.g., sidewalk planters, planter strips, porous asphalt parking lots, stormwater detention and infiltration, etc.). Because the Project would not generate a substantial increase in stormwater flows, the Project would not require expansion of any off-site storm drainage facilities. The Project's construction activities, potentially including in-street trenching, would be temporary and would not rise to a level of significance under CEQA as it would be similar to routine upgrades. Furthermore, as described in Section 4.8, to comply with the requirements of the RWQCB concerning discharges of stormwater during project construction and operation, the Project Applicant would be required to obtain an NPDES permit for construction activities and implement a Stormwater Pollution Prevention Plan (SWPPP) for construction of the Project. The RWQCB requires that the SWPPP identify pollutant sources that could potentially affect the quality of stormwater discharge, and also implement Best Management Practices (BMPs) that would reduce the level of pollutants in stormwater during construction.

New development within the Project Site would not result in a substantial increase in the total area of impervious surfaces as the site is already largely developed. As described in Section 4.8 in more detail, new development would include design standards consistent with the Contra Costa County Clean Water Program and the City's Stormwater Management Plan. The Project would include full treatment of stormwater runoff to address water quality prior to discharge to the two culverts. For the above-discussed reasons, the Project is not anticipated to result in generation of additional stormwater runoff. Although activities related to construction of upgrades to the stormwater system could result in potential impacts, those impacts would be considered less than significant with implementation of BMPs identified in Section 4.5, *Geology and Soils*, and Section 4.8, *Hydrology and Water Quality*.

Mitigation: None required.

The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources (Criterion 4). (Less than Significant)

Maximum Commercial Scenario. Under this scenario, the Project would consist of up to 300,000 net new square feet of commercial uses and the Project would generate an estimated additional demand for water of approximately 37,260 gpd (Psomas, 2011).

According to the UWMP 2010, EBMUD's water supply is adequate to meet existing and projected demand through 2030 under normal conditions and up to two years of drought. EBMUD also implements numerous water conservation and recycling programs to reduce demand and develops projects to manage future water supply needs. In addition, the water demand projections used by EBMUD are derived from a land-use based demand forecast that reflects the City's plans and policies, and assumes an amount of future development permitted under the General Plan's growth management ordinance (see Chapter 3, *Project Description*) and additional growth. For these reasons, under the Maximum Commercial Scenario, the Project would be adequately served by the existing water supply and the impact would be less than significant.

Maximum Mixed-Use Scenario. Under this scenario, the Project would include up to 200,000 net new square feet of commercial uses and up to 200,000 net new square feet of residential uses. Based on preliminary analysis conducted by the applicant's engineering consultant, the Project would generate an estimated additional demand for water of approximately 38,870 gpd (Psomas, 2011).

Similar to the Maximum Commercial Scenario, discussed above, EBMUD's water supply system would adequately serve the additional estimated demand of 38,870 gpd since EBMUD'sUWMP accounts for the planned development addressed in the City's General Plan plus additional growth, including the Project. For these reasons, under the Maximum Mixed-Use Scenario, the Project would be adequately served by the existing water supply and the impact would be less than significant.

Mitigation: None required.

The Project would not result in a determination by the wastewater treatment provider that would serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments (Criterion 5). (Less than Significant)

Based on preliminary analysis conducted by the applicant's engineering consultant and as described above, the Project would generate wastewater flows ranging between 34,530 gpd and 35,930 gpd

for the Maximum Commercial Use Scenario and the Maximum Mixed-Use Scenario, respectively. The estimated volumes of wastewater generated by the Project would comprise approximately 0.2 percent of the wastewater treatment plant's 20.7 mgd available capacity (Psomas, 2011). Because the amount of additional wastewater generated by the Project would be within the remaining available capacity of the wastewater treatment plant, impacts related to capacity of CCSD's wastewater treatment plant would be less than significant.

Mitigation: None required.

Impact UTIL-1: The Project would result in temporary adverse effects on solid waste landfill capacity (Criterion 6). (Potentially Significant)

Under both scenarios, the construction of the Project would require offsite disposal in nearby landfills. Due to the economic value of clean excavated soil, the cost of landfill disposal, and state regulations (i.e., AB 939), the following estimates calculated at least 50 percent of excavation/spoils would be diverted from landfills to be reused as landfill cover, backfill, or recycled for further use.

The Project would create approximately 185,000 cubic yards of excavation/spoils, of which up to 92,500 cubic yards could be disposed of in a nearby landfill throughout the five-month demolition and excavation phase. The Keller Canyon Landfill could accommodate the total excavated spoils and construction debris generated by the Project. This landfill has an estimated 84.2 percent remaining capacity (63,408,410 cubic yards) that is currently permitted by the state (CalRecycle, 2011). If the estimated 92,500 cubic yards of spoils were to be disposed of at the Keller Canyon Landfill, the Project would use approximately 0.1 percent of the existing landfill capacity at Keller Canyon. However, the Acme Landfill has an estimated 65.1 percent remaining capacity (175,000 cubic yards) that is currently permitted by the state (CalRecycle, 2011). If all of the estimated Project-generated spoils were to be disposed of at the Acme Landfill along, the Project would use approximately 52.8 percent of the existing landfill capacity at Acme. Since the exact quantity of disposed material and daily disposal rates have not yet been determined and because the Project could result in temporary adverse effects on Acme Landfill's capacity, the impacts on permitted landfill capacity are conservatively considered to be potentially significant. However, implementation of **Mitigation Measure UTIL-1 (Waste Management Plan)** would ensure that the Project would not significantly reduce the capacity of Acme Landfill, reducing this impact to a less-than-significant level.

In the long-term, operation of the Project would generate an incremental increase in solid waste disposal. Based on retail and food service disposal rates used in California Integrated Waste Management Board's *Waste Disposal and Diversion Findings for Selected Industry* Groups, preliminary analysis by Psomas indicates that the Maximum Commercial Use Scenario would result in an increase of approximately 136 cy per week and 7,070 cy per year. Under the Maximum Mixed-Use Scenario, the Project would result in an increase of approximately 202 cy per week and 10,520 cy per year (Psomas, 2011). As stated above, Allied Waste would provide

solid waste collection and disposal services for the Project. Solid waste generated by the Project would then be disposed of in the Keller Canyon Landfill.

Mitigation Measure

> **Mitigation Measure UTIL-1:** ***Waste Management Plan*****.** The Project Applicant and/or construction contractor shall prepare a waste management plan identifying the types of debris that shall be generated by the Project and the manner in which those waste streams shall be handled. In accordance with the priorities of the Waste Management Act of 1989 (AB 989), the plan shall emphasize source reduction measures followed by recycling and composting methods to reduce the amount of waste being disposed of in landfills. The plan shall specify that 100 percent of inert solids (such as asphalt, brick, concrete, dirt, fines, sand, soil, and stone) must be diverted from disposal, and that 50 percent of all other non-inert materials (wood, metal, cardboard, green waste, gypsum, fixtures, etc.) must be diverted from landfills. In addition, in order to ensure that construction waste generated by the Project does not significantly reduce the capacity of local landfills, the Project Applicant shall require contractors not to exclusively dispose of construction waste at the Acme Landfill. The plan shall be reviewed by the City of Walnut Creek, and, upon project completion, the contractor shall submit receipts to the City of Walnut Creek documenting that the stated waste reuse, recycling, and disposal goals have been met.

Significance after Mitigation: Less than Significant

Cumulative Impacts

Geographic Context

The cumulative geographic context for infrastructure includes the Project Site in addition to all areas of the City since utilities are provided citywide as well as regionally. Cumulative development considers those projects listed in Appendix B to this Draft EIR.

Implementation of the Project, combined with past, present and reasonably foreseeable probable future projects, would not result in a significant cumulative impact on utilities. (Less than Significant)

Pending and approved projects (see Appendix B) if constructed, would be expected to add 1,320 net new housing units and over 420,000 net new square feet of commercial space. Under the Maximum Commercial Use scenario, the Project, together with other past, present and probable future development in the City, would result in approximately 721,423 gross square feet of commercial uses. Under the Maximum Mixed-Use Scenario, the Project, together with other past, present and probable future development would result in approximately 621,423 gross square feet of commercial use and approximately 1,520 net new housing units in Walnut Creek. EBMUD's water supply is adequate to meet existing and projected demand through 2040 under normal conditions. EBMUD is also implementing water conservation and recycling programs and developing water supply projects to manage future water supply needs. In addition, as described above, the water demand projections used by EBMUD are derived from a land-use based demand forecast that reflects the City's plans and policies and assumes the City's expectations for future

development, including the cumulative development scenario. No significant additional facilities or expansion needs beyond those already underway or planned would be required to serve this additional development. In addition, the City coordinates with the EBMUD in the review of development proposals to ensure compliance with California Fire Code fire flow and pressure requirements. For these reasons, cumulative impacts on water supply and water treatment and distribution systems would be less than significant.

Under the Maximum Commercial Scenario, the Project, together with other past, present and probable future development would generate an estimate increase in wastewater flows of 189,987 gpd, or 0.19 mgd. This estimated increase in wastewater flows would be well within the existing remaining available capacity of the wastewater treatment plant of 20.7 mgd average dry weather flow. In addition, the City coordinates with the CCCSD in the review of development proposals to ensure the proposal could feasibly be served. Therefore, cumulative impacts related to wastewater would be less than significant.

As described above, development within the Project Site would not result in an increase in the total area of impervious surfaces and is not anticipated to result in generation of additional stormwater runoff. Therefore, the Project would have a less-than-significant on the off-site stormwater drainage system and would not contribute to potential cumulative drainage impacts.

As discussed above, the Project's demand on Contra Costa County landfills represents less than approximately 0.1 percent of the total remaining landfill capacity at Keller Canyon and approximately 52.8 percent of the total remaining capacity at Acme Landfill. Implementation of Mitigation Measure UTIL-1 (Waste Management Plan) would reduce the Project's impact on Acme Landfill's capacity. Because the Project's contribution to cumulative construction-related demand on regional landfill capacity would not be cumulatively considerable, the impact would be less than significant.

Mitigation: None required.

4.14.4 References

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