



5.12 Public Services and Utilities



5.12 PUBLIC SERVICES AND UTILITIES

Public services addressed in this section include: fire protection, police protection, schools, and other public facilities such as libraries. Utilities addressed in this section include water, wastewater, stormwater, and solid waste. This section discusses the existing conditions, which provide the necessary baseline information. Mitigation measures are identified to avoid or lessen potential impacts, where necessary.

5.12.1 EXISTING SETTING

FIRE PROTECTION

The City contracts with the Los Angeles County Fire Department (LACFD) for fire and paramedic services. LACFD maintains two stations in the City, Fire Station No. 97, located at 18453 East Sierra Madre Avenue, and Fire Station No. 32, located at 605 North Angeleno Avenue. The Site is within the service boundaries of Fire Station No. 32.¹

According to the General Plan EIR, Fire Station No. 32 houses two engine companies (one on reserve), one paramedic squad, one water tender, and one unmanned Urban Search and Rescue trailer with 18 fire personnel. Current staffing levels, facilities, and level of service are considered adequate for the current population.

POLICE PROTECTION

The Site is served by the Azusa Police Department (APD), located approximately 1.5 miles southeast of the Site at 725 North Alameda Avenue. This facility was upgraded and expanded in 1999 to house a maximum of 146 sworn and non-sworn officers, as well as other equipment and related needs. The facility accommodates a projected citywide buildout population of approximately 63,500.² Azusa is served by approximately 63 sworn officers, which are assigned to positions such as street patrol, traffic enforcement, detectives, and special enforcement.³ Based on the City's 49,762 residents, this represents approximately one officer per 790 residents.⁴

The APD's operations are divided among three service area commands (SAC 1 through SAC 3). The Site is located within SAC 2, which generally covers areas south of the mountains, north of First Street, east of Irwindale Avenue, and west of Dalton Avenue. According to the General Plan EIR, response times for Priority 1 calls (typically of life-threatening nature) are 3.03 minutes and non-life-threatening calls are 4.5 minutes.

¹ City of Azusa, *Fire Department*, <https://www.ci.azusa.ca.us/984/Fire-Department>, accessed March 16, 2018.

² Impact Sciences, Inc., *Azusa Todd Specific Plan Draft EIR*, Appendix 4.12.2 (Written Correspondence with the Azusa Police Department), July 2015.

³ Azusa Police Department, *Today's Azusa Police Department*, <https://azusapd.org/about>, accessed February 19, 2018.

⁴ State of California Department of Finance, *Table 2: E-5 City/County Population and Housing Estimates*, January 2017, undated.



SCHOOLS

The Site is served by the Azusa Unified School District (AUSD). AUSD provides educational services for 8,346 students in grades Kindergarten through 12 as well as two adult programs.⁵ Currently, AUSD operates 12 elementary schools, three middle schools, three high schools, two adult programs, and one special education resource center. The Site is located nearest to Longfellow School, Victor Hodge Elementary School, Slauson Middle School, and Azusa High School. According to AUSD correspondence, AUSD has adequate school facilities to serve current enrollment.⁶ As of 2018, the AUSD collects developer fees for school facilities in the amount of \$0.373 for warehouse/manufacturing uses.⁷

LIBRARIES

The City operates its own public library program from a single facility located at 729 North Dalton Avenue. The building is 18,000 square-feet and has not been expanded since its original construction in 1959. In addition to holding approximately 104,571 books, the library also provides passport, literacy, and youth services.⁸

Based on the City's existing population of 49,762, the City requires approximately 150 volumes per capita.⁹ According to the General Plan, the library is currently understaffed, lacks modern equipment, and new hardware technology to adequately serve City residents due to budget constraints. The General Plan EIR notes that the City is currently below the standard of three to five volumes per capita. The City's *Azusa City Library Needs Assessment Study*, prepared in 2000, determined that a new 57,000 square-foot facility is required to house the recommended volumes. No funding sources have been identified to move forward with this project.

WATER

WATER SUPPLY

The Site is served by the Azusa Light and Water Department (ALW), a municipal utility owned and operated by the City. ALW is the largest municipally-owned water utility in the San Gabriel Valley, and serves over approximately 106,332 residents, with an expected population growth of about 8.39 percent between 2020 and 2040.¹⁰ ALW's service area encompasses about 14.2 square miles in the San Gabriel Valley and provides service to the entire City and portions of the cities of Glendora, Covina, West Covina, Irwindale, and unincorporated Los Angeles County.

⁵ Telephone Communication: Soto, Rose, Assistant Superintendent's Secretary, Business Services, Azusa Unified School District, March 1, 2018.

⁶ The AUSD is currently preparing a School Facilities Needs Assessment to determine the District's need for new school facilities for unhoused pupils that are attributable to projected enrollment growth from the development of new residential units over the next five years. Written Correspondence: Soto, Rose, Assistant Superintendent's Secretary, Business Services, Azusa Unified School District, dated March 1, 2018.

⁷ Ibid.

⁸ Written Correspondence: Hassen, Leila, MLIS, Library Services Manager, Azusa City Library, March 6, 2018.

⁹ State of California Department of Finance, *Table 2: E-5 City/County Population and Housing Estimates*, January 2017, undated.

¹⁰ Azusa Light & Water, *2015 Urban Water Management Plan*, Table 1.4 (Service Area Population Projections (Rounded)), June 2016.



ALW obtains its groundwater supply from 11 groundwater wells that pump water from the Main San Gabriel Groundwater Basin. Groundwater in the Basin is replenished by percolation from precipitation, receiving an average annual precipitation of 18.5 inches, and by percolation of runoff from the surrounding mountains, as well as imported water conveyed in the San Gabriel River. The total storage capacity of the basin is estimated to be approximately 10.4 million acre-feet, and the safe yield capacity of the basin is estimated to be 150,000 acre-feet per year. Six of ALW's 11 groundwater wells are located in the spreading grounds located near the San Gabriel River in the northwest portion of the City. Within the Main Basin, there exists a total of six sub-basins which include the Canyon Basin (Upper and Lower), Glendora Basin, Foothill Basin, Way Hill Basin and San Dimas Basin. Except for Well No. 10, all of ALW's groundwater production occurs in the Canyon Basin, which has a capacity of 40,000 acre-feet and an average annual production of 30,000 acre-feet.¹¹

ALW has access to imported Metropolitan Water District (MWD) water from the Colorado River and the Sacramento-San Joaquin River Delta in northern California. Imported supplies typically account for less than one percent of ALW's supply totals and is used for emergency purposes only. ALW has three interconnections to obtain water in case of an emergency: MWD, the City of Glendora, and Valley County Water District.¹²

WATER DEMAND AND EXISTING FACILITIES

According to the *2015 Urban Water Management Plan (UWMP)*, ALW's average annual water use was 19,614 acre-feet between 2010 and 2015. Annual water demand fluctuates each year and is dependent on climatologic conditions. However, recent water use has been trending downward, primarily due to increased awareness of conservation and stricter City ordinances. Even during the 2011-2015 drought, water use remained below past averages. It is anticipated that the ALW service area would use 22,432 acre-feet per year by year 2040.¹³

ALW maintains approximately 23,000 service connections, where approximately 90 percent are either single family or multi-family residential. Commercial and institutional connections account for approximately seven percent of the total current service connections, while industrial connections account for almost three percent of the total service connections. Agricultural irrigation connections account for approximately one percent of the total service connections. In 2015, the residential sector used 7,827 acre-feet, the commercial/institutional sector used 3,085 acre-feet, the industrial sector used 2,933 acre-feet, and the agricultural/landscape irrigation sector used 1,034 acre-feet.¹⁴

ALW distributes water to its 23,000 service customers through a 281-mile network of distribution mains ranging from 2- to 30-inches in size. The water system consists of five pressure zones and two small subzones that provide modified pressure to customers. An existing 12-inch ALW water main is located on the east side of North Todd Avenue, adjacent to the Site.

¹¹ Azusa Light & Water, *2015 Urban Water Management Plan*, Section 2: Water Sources & Supplies, June 2016.

¹² Azusa Light & Water, *2015 Urban Water Management Plan*, June 2016.

¹³ Azusa Light & Water, *2015 Urban Water Management Plan*, Table 4.8 (Projected Water Demand by Sector Based on SBx7-7 Consumption Requirement of 168 gallons per capita per day), page 4-14, June 2016.

¹⁴ Azusa Light & Water, *2015 Urban Water Management Plan*, Table 4.4 (Historic Water Use by Sector (AF)), page 4-5, June 2016.



The City collects a water system development fee from new development for future water system infrastructure needs. According to the UWMP, ALW water supplies meet expected demands under normal year, single dry year, and multiple dry year hydrologic conditions through 2040.

WASTEWATER

The City owns, operates, and maintains the local sewer lines that collect wastewater generated within the City. According to the General Plan, local sewer lines are connected to the Los Angeles County Sanitation District (LACSD) No. 22 main trunk line. LACSD oversees the treatment facilities that serve the City.

WASTEWATER FACILITIES

Existing wastewater facilities serving the Site include a local sewer line that is maintained by the City that conveys wastewater to the LACSD Polymer Plant Wastewater Disposal Line Trunk Sewer, located within the intersection of North Todd Avenue and 10th Street. This 8-inch diameter trunk sewer has a design capacity of 0.5 million gallons per day (MGD) and conveys a peak flow of 0.3 MGD when last measured in 2015.¹⁵

The City's existing sewer system extends for approximately 80 miles and includes a gravity collection system composed of pipelines and manholes. These sewer pipelines range from six to 24 inches in diameter with vitrified clay as the predominant pipe material. In general, sewage flows in a southerly and westerly direction. The trunk sewer lines ultimately connect to the LACSD San Jose Creek Water Reclamation Plant, located next to the City of Whittier, and to the Joint Water Pollution Control Plant located in the City of Carson. The San Jose Creek Water Reclamation Plant has a design capacity of 100 MGD and currently processes an average flow of 65.7 MGD.¹⁶ When wastewater entering the San Jose Creek Water Reclamation Plant is overcapacity, wastewater is diverted to the Joint Water Pollution Control Plant which provides primary and secondary wastewater treatment, and has a design capacity of 400 MGD.¹⁷

An existing 8-inch Azusa Light and Water Department sewer line is located southwest of the Site within Todd Avenue. From here, wastewater continues south to the LACSD's 8-inch Polymer Plant Waste Water Disposal Line Trunk Sewer, located at the Todd Avenue and 10th Street intersection.

WASTEWATER GENERATION

According to the General Plan EIR, the City generates approximately 20 million gallons per day of sewage and wastewater. Using generation factors from the *City of Azusa Master Plan*, it is anticipated that the City would generate approximately 23.8 million gallons of sewage and wastewater per day by 2025. This represents a 19 percent increase in sewage and wastewater. The sewage pipes in the City currently have the capacity to transport 48 cubic feet per second (cfs) of sewage and wastewater. The existing pipes have remaining capacity to accommodate the anticipated growth of 19 percent.

¹⁵ Written Correspondence: Raza, Adriana, Sanitation Districts of Los Angeles County, Customer Service Specialist, Facilities Planning Department, dated November 15, 2016.

¹⁶ Ibid.

¹⁷ Sanitation Districts of Los Angeles County, *Joint Water Pollution Control Plant (JWPCP)*, <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>, accessed February 20, 2018.



STORMWATER

According to the General Plan EIR, the Flood Control Division of the Los Angeles County Department of Power and Water is responsible for operating and maintaining major flood control facilities located throughout the County, while the City maintains and operates a limited number of drainage facilities in the City. The City’s and the Flood Control Division’s local facilities are shown in General Plan EIR Figure 4.8-1, *Drainage System*. The Site currently drains into two distinctive drainage areas; refer to Exhibit 5.6-1, *Existing Drainage Conditions*. Approximately half of the Site drains westerly in sheet flows to retention areas located at the westernmost portion of the Site at the southern boundary. The remaining easterly half of the Site generally drains from north to south to an existing catch basin. Hydrology and grading plans for development to the south of the Site indicated that the 50-year peak flow rate from the Site tributary to the adjacent storm drain system is approximately 33.5 cfs. Refer to Section 5.6, *Hydrology and Water Quality*, for an expanded discussion of the Site’s hydrology and drainage conditions.

SOLID WASTE

Solid waste disposal services to the Site would be contracted through Athens Disposal Company. In 2016, the City disposed of approximately 46,576 tons of solid waste; refer to Table 5.12-1, *Landfills Summary*. As concluded in Table 5.12-1, the 13 permitted landfills serving Azusa have a total permitted capacity of approximately 1.25 billion cubic yards, plus an additional 99,768 tons per day permitted throughput, and a remaining capacity of 861,743,398 cubic yards.

**Table 5.12-1
Landfills Summary**

Facility ¹	Permitted Through Date	Amount Disposed of in 2016 (tons/day)	Permitted Throughput (tons/day)	Permitted Capacity (cubic yards)	Remaining Capacity (cubic yards)
Antelope Valley Public Landfill	01/01/2042	0.20	3,564	N/A	18,303,272
Azusa Land Reclamation Co. Landfill	01/01/2045	12.33	8,000	80,571,760	51,512,201
Badlands Sanitary Landfill	01/01/2022	0.002	4,800	34,400,000	15,748,799
Chiquita Canyon Sanitary Landfill	11/24/2019	0.75	6,000	63,900,000	8,617,126
El Sobrante Landfill	01/01/2045	15.78	16,054	184,930,000	145,530,000
Frank R. Bowerman Sanitary Landfill	12/31/2053	3.67	11,500	266,000,000	205,000,000
Kettleman Hills – B18 Nonhazardous Codisposal	N/A	0.11	8,000	10,700,000	6,000,000
Mid-Valley Sanitary Landfill	04/01/2033	50.90	7,500	101,300,000	67,520,000
Olinda Alpha Sanitary Landfill	12/31/2021	17.49	8,000	148,800,000	34,200,000
San Timoteo Sanitary Landfill	01/01/2043	23.57	2,000	20,400,000	11,402,000
Simi Valley Landfill and Recycling Center	01/31/2052	1.38	9,250	119,600,000	119,600,000
Sunshine Canyon City/County Landfill	12/31/2037	0.01	12,100	140,900,000	96,800,000
Victorville Sanitary Landfill	10/01/2047	1.41	3,000	83,200,000	81,510,000
TOTAL		127.61	99,768	1,254,701,760	861,743,398

Note:

1. Excludes Commerce Refuse-To-Energy, Covanta Stanislaus, Inc., and Southeast Resource Recovery Facility.

Sources:

1. CalRecycle Website, *Solid Waste Information System*, <http://www.calrecycle.ca.gov/swfacilities/directory/search.aspx>, accessed March 1, 2018.
2. CalRecycle Website, *Disposal Reporting System (DRS): Jurisdiction Disposal and Alternative Daily Cover (ADC) Tons by Facility*, www.ciwmb.ca.gov, accessed March 1, 2018.



5.12.2 REGULATORY SETTING

FEDERAL LEVEL

Water

FEDERAL SAFE DRINKING WATER ACT OF 1974

The Safe Drinking Water Act authorizes the U.S. Environmental Protection Agency (EPA) to set national health-based standards for drinking water to protect against both naturally-occurring and man-made contaminants that may be found in drinking water. The EPA, States, and water systems then work together to make sure that these standards are met. Originally, Safe Drinking Water Act focused primarily on treatment as the means of providing safe drinking water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water. This approach ensures the quality of drinking water by protecting it from source to tap. The Safe Drinking Water Act applies to every public water system in the United States.

Wastewater

FEDERAL CLEAN WATER ACT (33 USC SECTIONS 1251, ET SEQ.)

The Clean Water Act's (CWA) primary goals are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. The CWA forms the basic national framework for the management of water quality and the control of pollution discharges; it provides the legal framework for several water quality regulations, including the National Pollutant Discharge Elimination System (NPDES), effluent limitations, water quality standards, pretreatment standards, antidegradation policy, nonpoint-source discharge programs, and wetlands protection. The EPA has delegated the responsibility for administration of CWA portions to State and regional agencies. In California, the State Water Resources Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality.

STATE LEVEL

Fire Protection

CALIFORNIA CODE OF REGULATIONS TITLE 24 – FIRE CODES

California Code of Regulations Title 24, refers to the California Building Code (CBC), which contains complete regulations and general construction building standards of State agencies, including administrative, fire and life safety and field inspection provisions. Part 2 was updated in 2008 to reflect changes in the base document from the Uniform Building Code to the International Building Code. CBC Part 9 refers to the California Fire Code, which contains other fire safety-related building standards. In particular, the CBC Chapter 7A, *Materials and Construction Methods for*



Exterior Wildfire Exposure, addresses fire safety standards for new construction. In addition, CBC Section 701A.3.2, *New Buildings Located in Any Fire Hazard Severity Zone*, states:

“New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, any Local Agency Very-High Fire Hazard Severity Zone, or any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.”

CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 4290-4299 AND GENERAL CODE SECTION 51178

A variety of State codes, particularly Public Resources Code Sections 4290-4299 and General Code Section 51178, require minimum statewide fire safety standards pertaining to: roads for fire equipment access; signage identifying streets, roads and buildings; minimum private water supply reserves for emergency fire use; and fire fuel breaks and greenbelts. They also identify primary fire suppression responsibilities among the Federal, State, and local governments. In addition, any person who owns, leases, controls, operates or maintains a building or structure in or adjoining a mountainous area or forest-covered, brush-covered or grass-covered land, or any land covered with flammable material, must follow procedures to protect the property from wildland fires. This regulation also helps ensure fire safety and provide adequate access to outlying properties for emergency responders and safe evacuation routes for residents.

Schools

LEROY F. GREENE SCHOOL FACILITIES ACT OF 1998 (SENATE BILL 50)

Senate Bill 50 (SB 50) was enacted by the State Legislature in 1998 and made significant amendments to existing State law governing school fees. Specifically, SB 50 amended prior California Government Code Section 65995(a) to prohibit State or local agencies from imposing school impact mitigation fees, dedications or other requirements in excess of those provided in the statute in connection with “any legislative or adjudicative act...by any State or local agency involving...the planning, use, or development of real property....” The legislation also amended California Government Code Section 65996(b) to prohibit local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “legislative or adjudicative act [involving] the planning, use or development of real property.” Further, SB 50 established the base amount of allowable developer fees: \$1.93 per square foot for residential construction and \$0.31 per square foot for commercial. These base amounts are commonly called “Level 1 fees” and are the same caps that were in place at the time SB 50 was enacted. Level 1 fees are subject to inflation adjustment every two years.

In certain circumstances, for residential construction, school districts can impose fees that are higher than Level 1 fees. School districts can impose Level 2 fees, which are equal to 50 percent of land and construction costs if they: (1) prepare and adopt a school needs analysis for facilities; (2) are determined by the State Allocation Board to be eligible to impose these fees; and (3) meet at least two of the following four conditions:

- At least 30 percent of the district’s students are on a multi-track year-round schedule;
- The district has placed on the ballot within the previous four years a local school bond that received at least 50 percent of the votes cast;



- The district has passed bonds equal to 30 percent of its bonding capacity; or
- At least 20 percent of the district’s teaching stations are relocatable classrooms.

Additionally, if the State’s bond funds are exhausted, a school district that is eligible to impose Level 2 fees is authorized to impose even higher fees. Commonly referred to as “Level 3 fees,” these fees are equal to 100 percent of land and construction costs of new schools required as a result of new developments.

Water

STATE OF CALIFORNIA WATER RECYCLING ACT

Enacted in 1991, the Water Recycling Act established water recycling as a State priority. The Water Recycling Act encourages municipal wastewater treatment districts to implement recycling programs to reduce local water demands.

CALIFORNIA CODE OF REGULATIONS, TITLE 22, DIVISION 4, CHAPTER 3 WATER RECYCLING CRITERIA

California regulates the wastewater treatment process and use of recycled water pursuant to California Code of Regulations, Title 22, Division 4, Chapter 3, Water Recycling Criteria. According to these regulations, recycled water to be used for irrigation of public areas must be filtered and disinfected to tertiary standards.

URBAN WATER MANAGEMENT ACT

The Urban Water Management Plan Act was passed in 1983 and codified as Water Code Sections 10610 through 10657. Since its adoption in 1983, the Urban Water Management Plan Act has been amended on several occasions. Some of the more notable amendments include an amendment in 2004, which required additional discussion of transfer and exchange opportunities, non-implemented demand management measures, and planned water supply projects. Also, in 2005, another amendment required water use projections (required by Water Code Section 10631) to include projected water use for single-family and multi-family residential housing needed for lower income households. In addition, Government Code Section 65589.7 was amended to require local governments to provide the adopted housing element to water and sewer providers. The Act requires “every urban water supplier providing water for municipal purposes to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually, to prepare and adopt, in accordance with prescribed requirements, an urban water management plan.” Urban water suppliers must file these plans with the California Department of Water Resources every five years describing and evaluating reasonable and practical efficient water uses, reclamation, and conservation activities. As required by the Memorandum of Understanding Regarding Urban Water Conservation in California and Assembly Bill 11 (Filante, 1991), the 2005 Urban Water Management Plan Act, incorporated water conservation initiatives, and a Water Shortage Contingency Plan.



WATER CONSERVATION ACT OF 2009

Water Code Sections 10800, *et seq.* creates a framework for future planning and actions by urban (and agricultural) water suppliers to reduce California's water use. The law requires urban water suppliers to reduce statewide per capita water consumption by 20 percent by 2020. Additionally, the State is required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent by 2015. Each urban retail water supplier was required to develop water use targets and an interim water use target by July 1, 2011. Each urban retail water supplier was required, by July 2011, to include in their water management plan the baseline daily per capita water use, water use target, interim water use target, and compliance daily per capita water use.

EFFICIENCY STANDARDS

California Code of Regulations Title 24 contains the CBC, including the California Plumbing Code (Part 5), which promotes water conservation. California Code of Regulations Title 20 addresses Public Utilities and Energy and includes appliance efficiency standards that promote water conservation. In addition, a number of California laws listed below require water-efficient plumbing fixtures in structures:

- CCR Title 20 Section 1604(g) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters.
- CCR Title 20 Section 1606 prohibits the sale of fixtures that do not comply with established efficiency regulations.
- CCR Title 24 Sections 25352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Insulation of water-heating systems is also required.
- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.

Solid Waste

CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT OF 1989 (AB 939)

The California Integrated Waste Management Act of 1989 (AB 939) requires all California cities and counties to achieve a 50 percent diversion rate by 2000. Additional solid waste statutes are included in California's Public Resources Code, Government Code, and Health and Safety Code, among others. The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials.



REGIONAL LEVEL

Fire Protection

LOS ANGELES COUNTY FIRE CODE

The *Los Angeles County Fire Code* (County Fire Code) is incorporated as Title 32 of the Los Angeles County Code of Ordinances and adopts by reference portions of the 2016 California Fire Code and the 2015 version of the International Fire Code. The purpose of the County Fire Code is to establish minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations. Specifically, the County Fire Code establishes regulations affecting or relating to structures, processes, premises, and safeguards regarding:

- Conditions affecting the safety of the firefighters and emergency responders during emergency operations; and
- Fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, lot identification, weed abatement, and combustible brush and vegetation that represents an imminent fire hazard, debris abatement, combustible storage abatement including flammable liquid storage, hazardous material storage and use, open-flame and open-burning, and burglar bars at State-regulated mobile home and special occupancy parks within the jurisdiction of the County of Los Angeles Fire Department as per California Health and Safety Code Sections 18691 and 18873.5.

LOCAL LEVEL

Fire Protection

CITY OF AZUSA GENERAL PLAN

The General Plan Public Services Element includes goals and policies to address the City's fire protection needs. The following goal and policies are relevant to the Project:

Goal 2 – Ensure adequate protection from fire and medical emergencies for Azusa residents and property owners.

Policy 2.4: Work with the Los Angeles County Fire Department to ensure adequate facilities and personnel by evaluating population growth, response times, and fire hazards.

Policy 2.5: Require new development be assessed a pro-rated fee to pay for additional fire facilities and personnel.



CITY OF AZUSA MUNICIPAL AND DEVELOPMENT CODE

Chapter 30, *Fire Prevention and Protection*, of the Municipal Code states that the City has adopted the County Fire Code. The County Fire Code specifies regulations pertaining to fire prevention, fire hazards, land development, construction materials, and construction specifications.

Police Protection

CITY OF AZUSA GENERAL PLAN

The General Plan Public Services Element includes goals and policies to address the City's police protection needs. The following goal and policies are relevant to the Project:

Goal 1 – Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the city.

Policy 1.1: Maintain personnel and facilities in the City's Police Department to provide the best response time feasible.

Policy 1.2: Ensure that police services are maintained through a periodic conditions and needs assessment of departmental services, facilities, and personnel.

Policy 1.3: Require development projects contribute fees based on their proportional impact and demand for new resources, in accordance with State Nexus legislation.

Schools

CITY OF AZUSA GENERAL PLAN

The General Plan Public Services Element includes goals and policies to address the City's school service needs. The following goals and policies are relevant to the Project:

Goal 1 – Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the city.

Policy 1.3: Require development projects contribute fees based on their proportional impact and demand for new resources, in accordance with State Nexus legislation.

Libraries

CITY OF AZUSA GENERAL PLAN

The General Plan Public Services Element includes goals and policies to address the City's library service needs. The following goal and policy are relevant to the Project:

Goal 1 – Protect the community from criminal activity, reduce the incidence of crime, and provide other necessary services within the city.



Policy 1.3: Require development projects contribute fees based on their proportional impact and demand for new resources, in accordance with State Nexus legislation.

Water

2015 URBAN WATER MANAGEMENT PLAN

In compliance with Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act, the City adopted its UWMP in June 2016. The UWMP outlines the City's existing and future water supplies and assesses the City's forecasted water demands and supply availability through 2040. The ALW service area includes the entire City and portions of the cities of Glendora, Covina, West Covina, Irwindale, and Los Angeles. The UWMP projects that the ALW service area will have a water demand of 20,550 acre-feet in 2020 and 22,432 acre-feet in 2040.

CITY OF AZUSA GENERAL PLAN

The General Plan Infrastructure Element includes goals and policies to address the City's water demands. The following goal and policies are relevant to the Project:

Goal 2 – Provide a water supply system that is able to meet the projected water demands; upgrade and expand water treatment, supply, and distribution facilities; and pursue funding sources to reduce the cost of water provision for the city.

Policy 2.1: Monitor the demands on the water system, manage development to mitigate impacts and/or facilitate improvements to the water supply and distribution system, and maintain and expand water supply and distribution facilities.

Policy 2.2: Continue to update the Water Master Plan and an associated capital improvements program, and evaluate the adequacy of the water supply and distribution supply.

CITY OF AZUSA MUNICIPAL AND DEVELOPMENT CODE

Municipal Code Chapter 78, *Utilities*, Article VI, *Water*, Division 5, *System Development Fee* establishes a water system fee structure that imposes upon future development within the water system service area. Municipal Code Chapter 78, *Utilities*, Article VI, *Water*, Division 7, *Landscape and Irrigation Standards*, states that, "No building permit shall be issued for buildings until the public works superintendent, or designee, reviews and approves a landscape plan for the project. A certificate of occupancy shall be issued only if landscaping and an irrigation system is installed in compliance with the approved landscape plan consisting of the elements set forth below. The landscape plan shall include the following elements: a calculation of water consumption for the landscaped area, a planting scheme, an irrigation plan, and a grading plan if found to be necessary by the community development director. Projects which must adhere to these standards are: apartments, condominiums, any multiple-unit residential developments, commercial developments, industrial developments, single-family residential, and recreational developments."

The Municipal Code was amended in July 2016 to adopt the City's updated water conservation ordinance (Ordinance No. 2016-O3). Ordinance No. 2016-O3 incorporates the City's Water Utility Rule No. 21, *Water Conservation*. Ordinance No. 2016-O3 applies to all water uses within the ALW



service area and includes indefinite mandatory water conservation measures as well as optional watering restrictions to be implemented as needed by the ALW Director of Utilities.

Wastewater

WATER QUALITY CONTROL PLAN FOR THE LOS ANGELES REGION

Azusa is located within the jurisdictional boundaries of the Los Angeles RWQCB. The Los Angeles RWQCB develops and enforces water quality objectives and implementation plans that safeguard the quality of water resources in its region. Chapter 4 of the Water Quality Control Plan for the Los Angeles Region outlines policies and regulations for municipal wastewater treatment, disposal, and reclamation. The standards contained within the Water Quality Control Plan are designed to provide developers with a uniform approach for the design and installation of adequate systems to control wastewater and wastewater treatment/sewage disposal impacts from the City, and to prevent any potential contamination of groundwater at the discharge site.

CITY OF AZUSA GENERAL PLAN

The General Plan Infrastructure Element includes goals and policies to address the City's wastewater treatment demands. The following goal and policies are relevant to the Project:

Goal 3 – Provide a wastewater (sewer) collection and treatment system that is able to support permitted land uses, upgrading existing deficient systems, and pursue funding sources to reduce costs of wastewater provision in the city.

Policy 3.1: Ensure the City provides and maintains a sewer collection and treatment system that adequately conveys and treats wastewater generated by existing and planned development at a maximized cost efficiency.

Policy 3.3: Work with the County of Los Angeles to determine if the existing sewer collection systems are adequate to meet existing and anticipated future demand.

CITY OF AZUSA MUNICIPAL AND DEVELOPMENT CODE

Article V, Industrial Waste, of the Municipal Code includes the City's Industrial Waste Ordinance. Specifically, Municipal Code Section 78-210, *New Industrial Buildings*, stipulates that every person applying for a permit for construction of a new industrial building or for an addition or alteration to an existing industrial building shall secure a signed statement from the city engineer as to requirements for disposal of industrial waste.

Stormwater

REGIONAL WATER QUALITY CONTROL BOARD

NPDES permits are required for operators of municipal separate storm sewer systems, construction projects, and industrial facilities. These permits specify limits on the amount of pollutants that can be contained in the discharge of each facility of property. The LACSD operates the San Jose Creek Water Reclamation Plant pursuant to the requirements of Order No. R4-2015-0070 and the Joint



Water Pollution Control Plant pursuant to the requirements of Order No. R4-2017-0180, issued by the Los Angeles RWQCB.

CITY OF AZUSA GENERAL PLAN

The General Plan Flooding and Drainage Element and Storm Drainage Element includes goals and policies to address the City's stormwater demands. The following policies are relevant to the Project:

Goal 3 – Provide a wastewater (sewer) collection and treatment system that is able to support permitted land uses, upgrading existing deficient systems, and pursue funding sources to reduce costs of wastewater provision in the city.

Policy 3.1: Ensure the City provides and maintains a sewer collection and treatment system that adequately conveys and treats wastewater generated by existing and planned development at a maximized cost efficiency.

Policy 3.2: Update the Sewer Master Plan to reflect anticipated growth and current capacities.

Policy 3.3: Work with the County of Los Angeles to determine if the existing sewer collection systems are adequate to meet existing and anticipated future demand.

Goal 4 – Provide a flood control system that is able to support the permitted land uses while preserving the public safety; upgrade existing deficient systems; and pursue funding sources to reduce the costs of flood control provision in the city.

Policy 4.1: Maintain existing public storm drains and flood control facilities, upgrade and expand storm drain and flood control facilities.

Policy 4.3: Coordinate with County agencies to improve the County's facilities.

Policy 4.4: Monitor the demands and manage development to mitigate impacts and/or facilitate improvements to the storm drainage system.

Solid Waste

CITY OF AZUSA GENERAL PLAN

City of Azusa Source Reduction and Recycling Element

Pursuant to AB 939, each city and county is required to divert 25 percent of its municipal solid waste from landfill disposal, and 50 percent by the year 2000. To assure compliance with these goals, AB 939 requires each city and county to prepare and adopt a Source Reduction and Recycling Element (SRRE). The SRRE must describe existing municipal solid waste generation, disposal, and diversion quantities by waste type, and must describe programs that will be undertaken to meet the 25 percent and 50 percent diversion goals.



Per the City's SRRE (conditionally approved by the California Integrated Waste Management Board (CIWMB) on February 22, 1995), the City intends to divert, through recycling, the maximum quantity of recyclable material technically feasible. The City has incorporated a number of recycling programs for residential, commercial, and industrial uses, which include a Materials Recovery Facility (Programs RC-4-1, RC-10-1, and RC-15-1) and Drop-Off Recycling (Program RC-1-3). The SRRE provides for monitoring and evaluation programs to be instituted to ensure their effectiveness. The franchise waste hauler, recycling centers, materials recovery facility, and landfills report the types and quantities of materials diverted and recycled at their respective facilities, to the City on a monthly basis.

CITY OF AZUSA MUNICIPAL AND DEVELOPMENT CODE

In compliance with the California Integrated Waste Management Act of 1989, Municipal Code Chapter 58, *Solid Waste*, addresses all aspects of solid waste handling, including, but not limited to, frequency of solid waste collection, means of collection, transportation, level of service, charges and fees, and nature, location and extent of solid waste handling services.

5.12.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

Appendix G of the *CEQA Guidelines* contains the Environmental Checklist form that was used during the preparation of this EIR. Public Services and Utilities impacts resulting from the implementation of a project may be considered significant if they would result in the following:

PUBLIC SERVICES

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire protection (refer to Impact Statement PSU-1);
 - Police protection (refer to Impact Statement PSU-2);
 - Schools (refer to Section 8.0, *Effects Found Not To Be Significant*);
 - Parks (refer to Section 8.0); or
 - Other public facilities (i.e., Libraries) (refer to Section 8.0).

UTILITIES AND SERVICE SYSTEMS

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (refer to Impact Statement PSU-3);
- b) 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 (refer to Impact Statement PSU-3 and PSU-4);



- c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (refer to Impact Statement PSU-5);
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed (refer to Impact Statement PSU-4);
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments (refer to Impact Statement PSU-3);
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs (refer to Impact Statement PSU-6); or
- g) Comply with Federal, State, and local statutes and regulations related to solid waste (refer to Impact Statement PSU-6).

Based on these standards, the effects of the Project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.12.4 IMPACTS AND MITIGATION MEASURES

FIRE PROTECTION SERVICES

PSU-1 Would the Project result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

Construction activities associated with the Warehouse Only Option would create a temporary incrementally increased demand for fire protection services to the construction Site. All construction activities would be subject to compliance with all applicable State and local regulations in place to reduce risk of construction-related fire, such as installation of temporary construction fencing to restrict Site access and maintenance of a clean construction Site. As a result, construction of the Warehouse Only Option would not result in the need for additional fire protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times, or other LACFD performance standards. A less than significant impact would occur in this regard.



Operational Impacts

Warehouse Only Option operations would cause an increased demand for fire protection services. However, this increase would not require the construction of new LACFD fire protection facilities or expansion of existing fire protection facilities. The Warehouse Only Option would be designed in compliance with Municipal Code Chapter 30, *Fire Prevention and Protection*, which adopts by reference the County Fire Code. In conformance with General Plan Public Services Policy 2.4, the LACFD would review the Warehouse Only Option to ensure adequate Site access, fire flow, sprinkler systems, hydrant spacing, and turning radii, among other LACFD safety criteria. Further, the Warehouse Only Option would be subject to payment of a pro-rated fee to pay for additional fire facilities and personnel in conformance with General Plan Public Services Policy 2.5. Due to the infill nature of the Project, the Project would not induce significant area population growth, as identified in [Section 6.3, *Growth-Inducing Impacts*](#). As a result, it is not anticipated that the Warehouse Only Option would result in the need for additional new or altered fire protection services and the Warehouse Only Option would not alter acceptable ratios or response times. Implementation of the Warehouse Only Option would be consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the vicinity of the Site capable of significantly impacting public facilities; refer to [Section 6.3](#). A less than significant impact would occur for the Warehouse Only Option in this regard.

WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option; however, Project operations would employ approximately 80 more employees.¹⁸ Like the Warehouse Only Option, the Warehousing and Manufacturing Option would be designed in compliance with Municipal Code Chapter 30, and would be subject to LACFD review prior to construction. In addition, the Project would be subject to payment of a pro-rated fee to pay for additional fire facilities and personnel in conformance with General Plan Public Services Policy 2.5. Due to infill nature of the Project, the Project would not induce significant area population growth, as identified in [Section 6.3](#). As a result, the Warehouse and Manufacturing Option would not require the construction of new LACFD fire protection facilities or expansion of existing facilities. Similar less than significant impacts would occur in this regard.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

POLICE PROTECTION SERVICES

PSU-2 Would the Project result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

¹⁸ Project operations would employ approximately 370 employees for the Warehouse Only Option and 450 employees for the Warehouse and Manufacturing Option.



Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

The Warehouse Only Option does not involve construction of any new or physically altered police protection facilities. Construction would create a temporary incrementally increased demand for police protection services to the construction Site. However, all construction activities would be subject to compliance with Municipal Code Chapter 14, *Buildings and Building Codes*, which adopts by reference the CBC. Chapter 33, *Safeguards During Construction*, of the CBC includes emergency access requirements which would minimize Site safety hazards and potential construction-related impacts to police services. As a result, construction of the Warehouse Only Option would not result in the need for additional police protection facilities, the construction of which could cause significant environmental impacts, and would not adversely impact service ratios, response times, or other APD performance standards. A less than significant impact would occur in this regard.

Operational Impacts

Operations of the Warehouse Only Option would cause an increased demand for police protection services. However, this increase would not require the construction of any new APD facilities or expansion of existing police protection facilities. The Warehouse Only Option would be designed in compliance with Municipal Code Chapter 14, which adopts by reference the CBC. The CBC includes emergency access requirements which would minimize Site safety hazards and potential operational impacts to police services. Pursuant to General Plan Public Services Policy 1.3, the City requires development to offset impacts to police protection services through the collection of development impact fees. Following payment of development impact fees, Project operations would not adversely impact service ratios, response times, or other APD performance standards. Implementation of the Warehouse Only Option would be consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the vicinity of the Site capable of significantly impacting public services; refer to [Section 6.3](#). A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option; however, operations would employ approximately 80 more employees. Like the Warehouse Only Option, the Warehousing and Manufacturing Option would be designed in compliance with Municipal Code Chapter 14, and would be subject to payment of development impact fees to pay for additional police facilities and personnel in conformance with General Plan Public Services Policy 1.3. Due to the infill nature of the Project, the Project would not induce significant area population growth, as identified in [Section 6.3](#). As a result, the Warehouse and Manufacturing Option would not require the construction of new APD police protection facilities or expansion of existing facilities. Similar less than significant impacts would occur in this regard.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.



WASTEWATER TREATMENT REQUIREMENTS AND WASTEWATER FACILITIES

PSU-3 Would the Project exceed wastewater treatment requirements of the RWQCB or require or result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

Wastewater Treatment Requirements. Due to the temporary nature and limited scope of construction activities, construction of the Warehouse Only Option would not generate an increase in wastewater which would cause the wastewater treatment plant to exceed Los Angeles RWQCB wastewater treatment requirements. A less than significant impact for the Warehouse Only Option would occur in this regard.

Wastewater Facilities. The Warehouse Only Option would involve the construction of new wastewater facilities (i.e., connection lines), the construction of which could cause environmental effects. Specifically, the Warehouse Only Option would construct a private sewer system consisting of 8-inch pipeline generally aligned within the Project's main driveway. The private line would continue off-site to tie into an existing 8-inch ALW sewer line located southwest of the Site within Todd Avenue. From here, Project wastewater would continue south to the LACSD's 8-inch Polymer Plant Waste Water Disposal Line Trunk Sewer, located at the Todd Avenue and 10th Street intersection.

The Warehouse Only Option's potential environmental effects are analyzed in this EIR; refer to Sections 5.1 through 5.12. Construction activities related to the Warehouse Only Option's wastewater connection lines would be subject to compliance with all applicable local, State, and Federal laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR. Project compliance with Azusa Public Works regulations and the City's Municipal Code would further ensure the Warehouse Only Option would have less than significant impacts on the existing sewer system. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures, would ensure the Warehouse Only Option's construction-related environmental impacts associated with new wastewater facilities would be reduced to less than significant.

Operational Impacts

Wastewater Treatment Requirements. The Site currently receives wastewater treatment from the LACSD under regulations enforced by the Los Angeles RWQCB. As discussed, the Warehouse Only Option's wastewater would be treated at the San Jose Creek Water Reclamation Plant. When the San Jose Creek Water Reclamation Plant is over capacity, wastewater is diverted to the Joint Water Pollution Control Plant. The San Jose Water Reclamation Plant has a capacity of 100 mgd and the Joint Water Pollution Control Plant has a capacity of 400 mgd. The LACSD estimates that



Warehouse Only Option operations would generate up to 11,692 gallons of wastewater per day (representing approximately 0.001 percent of the San Jose Water Reclamation Plant's capacity).¹⁹

Given the excess capacity available at the San Jose Water Reclamation Plant and Joint Water Pollution Control Plant, sufficient capacity exists to serve the Warehouse Only Option and no new wastewater treatment facilities, or the expansion of existing facilities are necessary. Adequate capacity exists to serve the Warehouse Only Option along with LACSD's existing commitments. Further, LACSD would require the Project to pay sewer connection fees and ongoing user fees, which would be used in part to defray the costs of any necessary wastewater infrastructure upgrades. Payment of these fees would reduce potential impacts to LACSD wastewater treatment facilities to less than significant.

Wastewater generated through implementation of the Warehouse Only Option would not result in the San Jose Water Reclamation Plant and Joint Water Pollution Control Plant to exceed Los Angeles RWQCB wastewater treatment requirements. The Warehouse Only Option would generate wastewater similar to that already treated by the reclamation facilities and all wastewater discharged would be subject to Los Angeles RWQCB-issued permits and the City's Industrial Waste Ordinance (Municipal Code Article V, *Industrial Waste*). Project compliance with the City's Public Works regulations and the City's Industrial Waste Ordinance would further ensure the Warehouse Only Option would have less than significant impacts on the existing sewer system. A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint as the Warehouse Only Option and would install the same wastewater infrastructure, a less than significant impact would result.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WATER FACILITIES AND WATER SUPPLY

PSU-4 **Would the Project require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects and would not have insufficient water supplies to serve the Project?**

¹⁹ Written Correspondence: Raza, Adriana, Customer Service Specialist, Facilities Planning Department, Sanitation Districts of Los Angeles County, November 15, 2016.



Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

Water Facilities. The Warehouse Only Option would involve the construction of new water facilities, the construction of which could cause environmental effects. Specifically, the Warehouse Only Option would construct a network of private on-site water lines consisting of 3-inch pipeline generally aligned within the Project's northern driveway. The private lines would continue off-site to tie into an existing 12-inch ALW main located in Todd Avenue.

The Warehouse Only Option's potential environmental effects are analyzed in this EIR; refer to Sections 5.1 through 5.12. Construction activities related to the Warehouse Only Option's water connection lines would be subject to compliance with all applicable local, State, and Federal laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR. As indicated above, Project compliance with the City's Public Works regulations and the City's Municipal Code would further ensure the Warehouse Only Option would have less than significant impacts on the existing water system. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures, would ensure the Warehouse Only Option's construction-related environmental impacts associated with new water facilities would be reduced to less than significant.

Water Supplies. Due to its temporary nature and limited scope of activities, the water supplies attributed to Project construction would not result in a determination by ALW that the Warehouse Only Option would have insufficient water supplies available to serve the Project or that new or expanded entitlements would be needed. A less than significant impact for the Warehouse Only Option would occur in this regard.

Operational Impacts

Water Supplies. Implementation of the Warehouse Only Option would result in a long-term water demand associated with operational uses, including restrooms, administrative uses, and landscaping. As discussed in Section 5.12.1, the UWMP concludes that ALW water supplies meet expected demands for normal, dry, and multiple dry years through 2040. The ALW has determined that adequate water supply is available to serve the Warehouse Only Option following compliance with all conditions of approval imposed on the Project, payment of necessary Water System Development fees, inspection fees, and any applicable water usage rates, and conformance with the Water Standards of ALW including all applicable water conservation measures contained in the Municipal Code.²⁰ Specifically, the Warehouse Only Option would be required to demonstrate conformance with the City's Water Utility Rule No. 21 for Water Conservation (Ordinance No. 2016-O3). Ordinance No. 2016-O3 enforces mandatory water conservation and landscape water efficiency measures for all ALW water users. Further, the Warehouse Only Option would be designed such that it fully conforms with the water efficiency regulations identified in the CBC, Part 5, California Plumbing Code; and Part 11, California Green Building Standards Code. Water efficiency measures identified in the CBC include installation of water-conserving fixtures and fittings and low-water consumption irrigation systems. Implementation of the Warehouse Only

²⁰ Written Correspondence: Barbosa, Melissa, P.E., Water System Engineer, Azusa Light & Water, dated January 10, 2017.



Option would be consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the vicinity of the Site capable of significantly impacting utilities; refer to [Section 6.3](#). Following compliance with the City's mandatory water conservation and landscape water efficiency measures, in addition to the water efficiency regulations identified in the CBC, Project operations would not result in a determination by ALW that the Warehouse Only Option would have insufficient water supplies available to serve the Project or that new or expanded entitlements would be needed. A less than significant impact would occur in this regard.

WAREHOUSING AND MANUFACTURING OPTION

Water Facilities. Since the Warehousing and Manufacturing Option would result in the same building footprint and would install the same water infrastructure as the Warehouse Only Option, a less than significant impact would result.

Water Supplies. Based on its proposed use, operation of the Warehousing and Manufacturing Option would involve greater water demands than the Warehouse Only Option. The ALW has determined that adequate water supply is available to serve either development option of the Project following compliance with all conditions of approval imposed on the Project, payment of necessary Water System Development fees, inspection fees, and any applicable water usage rates, and conformance with the Water Standards of ALW including all applicable water conservation measures contained in the Municipal Code.²¹ Like the Warehouse Only Option, the Warehouse and Manufacturing Option would also demonstrate compliance with the water efficiency regulations identified in the CBC. Implementation of the Warehousing and Manufacturing Option would be consistent with the intended principal uses for the Light Industrial land use designation and would not foster unanticipated population growth in the vicinity of the Site capable of significantly impacting utilities; refer to [Section 6.3](#). Thus, a less than significant impact would result.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

STORMWATER DRAINAGE FACILITIES

PSU-5 Would the Project result in significant impacts from the construction of new stormwater drainage facilities or the expansion of existing facilities?

Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

Refer to [Section 5.6](#), for a discussion of the Warehouse Only Option's conformance with applicable Federal, State, and local regulations in place to protect water quality during construction.

²¹ Ibid.



The Warehouse Only Option would involve the construction of new stormwater drainage facilities, the construction of which could cause environmental effects. As discussed in [Section 3.0](#), runoff at the Site would be conveyed by a combination of storm drain facilities. Upon completion of construction, the re-graded Site would consist of five drainage subareas; refer to [Exhibit 5.6-2, Proposed Drainage Condition](#). As indicated in the *Preliminary Hydrology Calculations for Todd Avenue and Sierra Madre Avenue* (Hydrology Report), runoff from Buildings 4, 5, 6, and 7 would drain westerly towards Building 6 and then southerly through the parking area west of Building 6. This area would continue to drain southerly to a proposed storm drain line and ultimately discharge to an existing storm drain system south of the Site.

A new storm drain is proposed within the Site to collect runoff from Buildings 1, 2, and 3. Runoff would flow from north to south to ultimately discharge to the existing 36-inch reinforced concrete pipeline storm drain system downstream southeast of the Site.

The Site would continue to receive stormwater drainage services from the City. To meet NPDES requirements, the City requires all new development and redevelopment to prepare a Standard Urban Water Mitigation Plan to address stormwater pollution. A Low Impact Development Report (LID Report) has been prepared for the Warehouse Only Option in compliance with the requirements of the City's NPDES permit requirements, and is provided [Appendix 11.5, Hydrology and Water Quality Data](#). The LID Report includes preliminary Project-specific BMPs to minimize stormwater pollutants of concern, including the installation of detention basins within the proposed truck yard areas and seven underground infiltration chambers; refer to [Exhibit 5.6-2](#). As discussed in [Section 5.6](#), underground infiltration would reduce runoff from Buildings 1, 2, and 3 to 22.0 cubic feet per second (cfs) and runoff from Buildings 4 through 7 would be reduced to 11.5 cfs. Each proposed underground infiltration chamber would possess a storage volume adequate to reduce the Warehouse Only Option's 50-year peak flow rate at the downstream storm drain system to its allocated 33.5 cfs (22.0 cfs + 11.5 cfs = 33.5 cfs).

The Warehouse Only Option's potential environmental effects are analyzed in this EIR; refer to [Sections 5.1](#) through [5.12](#). Construction activities related to the Warehouse Only Option's water and wastewater connection lines would be subject to compliance with all applicable local, State, and Federal laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR and specific requirements identified in the Project's Low Impact Development Report. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures and Site-specific requirements, would ensure the Warehouse Only Option's construction-related environmental impacts associated with new stormwater drainage facilities would be reduced to less than significant.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and stormwater infrastructure as the Warehouse Only Option, a less than significant impact would result.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.



SOLID WASTE GENERATION

PSU-6 Would the Project be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and would comply with federal, state, and local statutes and regulations related to solid waste?

Impact Analysis:

WAREHOUSE ONLY OPTION

Construction-Related Impacts

Site preparation and construction activities would generate typical construction debris (i.e., wood, paper, glass, metals, cardboard, and green wastes) and potentially hazardous waste products. As indicated in Section 5.9, *Air Quality*, demolition of the former Colorama Wholesale Nursery would generate approximately 13,465 square feet of demolition debris, which would be hauled and processed off-site. These activities would result in an incremental and intermittent increase in solid waste disposal at the landfills identified in Table 5.12-1. Pursuant to the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939), the Warehouse Only Option would be required to recycle, reduce, or compost at least 50 percent of waste produced during construction activities. In furtherance of AB 939, construction of the Warehouse Only Option would be required to divert, through recycling, the maximum quantity of recyclable construction materials as technically feasible in compliance with the City's SRRE and Municipal Code Chapter 58, *Solid Waste*. Construction of the Warehouse Only Option would also be subject to compliance with the 2016 (or most recent) California Green Building Standards Code, which includes design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. Compliance with these programs would ensure the Warehouse Only Option's construction-related solid waste impacts are less than significant.

Operational Impacts

Warehouse Only Option operations are expected to generate 1,201 tons of solid waste per year (6,581 pounds per day)²² which would require disposal at one or a combination of the landfills identified in Table 5.12-1. As concluded in Table 5.12-1, the 13 permitted landfills serving Azusa have a total permitted capacity of approximately 1.25 billion cubic yards plus an additional 99,768 tons per day permitted throughput and a remaining capacity of 861,743,398 cubic yards.

Thus, Warehouse Only Option's operations would represent less than 0.1 percent of the daily permitted throughput capacities identified in Table 5.12-1. Compliance with the California Green Building Standards Code, which requires that areas are provided for depositing and collecting non-hazardous materials for recycling, would further reduce the Warehouse Only Option's operational impacts to solid waste disposal. Operational impacts would be less than significant in this regard.

²² Based on the CalRecycle industrial sector generation rate for manufacturing/warehouse of 1.42 pounds/100 square feet/day. CalRecycle, *Estimated Solid Waste Generation Rates*, <https://www2.calrecycle.ca.gov/Waste/Characterization/General/Rates>, accessed March 5, 2018.



WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and similar daily operations as the Warehouse Only Option, a less than significant impact would result.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.12.5 CUMULATIVE IMPACTS

Section 15355 of the CEQA Guidelines requires an analysis of cumulative impacts, which are defined as, “two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts.” As outlined in Table 4-1, *Cumulative Projects List*, and illustrated on Exhibit 4-1, *Cumulative Projects Map*, cumulative projects are located on both developed and undeveloped sites.

FIRE PROTECTION SERVICES

- Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts to fire protection services?

Impact Analysis:

WAREHOUSE ONLY OPTION

As indicated in Table 4-1, there are 41 projects within the cities of Azusa, Irwindale, and Baldwin Park which would receive fire protection services from LACFD in addition to the Warehouse Only Option. Cumulative development occurring within the Site vicinity has the potential to impact LACFD fire protection services. However, cumulative development would be subject to all applicable laws, ordinances, and regulations in place for fire protection and emergency services. The LACFD County Facilities Unit would review all cumulative development to ensure adequate site access, fire flow, sprinkler systems, hydrant spacing, and turning radii, among other LACFD safety criteria. Thus, overall cumulative impacts to fire protection services would be less than significant.

As indicated above, the Warehouse Only Option would not require the expansion of fire protection facilities or services. Further, the Warehouse Only Option would be designed in compliance with Municipal Code Chapter 30 and would be reviewed by the LACFD to ensure it has been designed in compliance with LACFD safety criteria. In addition, the Warehouse Only Option would be subject to payment of a pro-rated fee to pay for additional fire facilities and personnel in conformance with General Plan Public Services Policy 2.5. Therefore, the Warehouse Only Option’s cumulative impacts to fire protection services would not be cumulatively considerable.



WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would be designed in compliance with Municipal Code Chapter 30, and would be subject to LACFD review prior to Project construction. In addition, the Project would be subject to payment of a pro-rated fee to pay for additional fire facilities and personnel in conformance with General Plan Public Services Policy 2.5. Due to the infill nature of the Project, the Project would not induce significant area population growth, as identified in [Section 6.3](#). As a result, the Warehouse and Manufacturing Option would not require the construction of new LACFD fire protection facilities or expansion of existing facilities, and impacts would not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

POLICE PROTECTION SERVICES

- Would the proposed Project, in combination with other cumulative projects, result in cumulatively considerable impacts to police protection services?

Impact Analysis:

WAREHOUSE ONLY OPTION

As indicated in [Table 4-1](#), there are 19 projects within the City that would receive police protection services from the APD in addition to the Warehouse Only Option. Cumulative development occurring within the Site vicinity has the potential to impact APD police protection services. However, cumulative development would be subject to all applicable laws, ordinances, and regulations in place for police protection services, including Municipal Code Chapter 14, which adopts by reference the CBC. The CBC includes emergency access requirements which would minimize site safety hazards and potential operational impacts to police services. To further offset impacts to APD police protection services, cumulative development would also be subject to payment of development impact fees pursuant to General Plan Public Services Policy 1.3. Thus, overall cumulative impacts to police protection services would be less than significant.

As concluded above, the Warehouse Only Option would not require the construction of any new APD facilities or expansion of existing police protection facilities. The APD has also indicated that Warehouse Only Option implementation would not impact service ratios, response times, or other APD performance standards. The Warehouse Only Option would be subject to all applicable laws, ordinance, and regulations for police protection services, including Municipal Code Chapter 14 and General Plan Public Services Policy 1.3. Therefore, the Warehouse Only Option's cumulative impacts to police protection services would not be cumulatively considerable.



WAREHOUSING AND MANUFACTURING OPTION

The Warehousing and Manufacturing Option would be designed in compliance with Municipal Code Chapter 14, and would be subject to payment of development impact fees to pay for additional police facilities and personnel in conformance with General Plan Public Services Policy 1.3. Due to the infill nature of the Project, the Project would not induce significant area population growth, as identified in Section 6.3. As a result, the Warehouse and Manufacturing Option would not require the construction of new police protection facilities or expansion of existing facilities, and impacts would not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WASTEWATER TREATMENT REQUIREMENTS AND WASTEWATER FACILITIES

- Would the Project, in combination with other cumulative projects, result in significant impacts to wastewater treatment requirements and wastewater facilities?

Impact Analysis:

WAREHOUSE ONLY OPTION

Cumulative development would result in increased generation of wastewater within the Site vicinity which would require wastewater treatment at LACSD facilities. Wastewater flows in the Site vicinity are treated at the San Jose Creek Water Reclamation Plant, which has a design capacity of 100 MGD and currently treats 65.7 MGD.²³ When wastewater entering the San Jose Creek Water Reclamation Plant is over capacity, it is diverted to the Joint Water Pollution Control Plant, which has a design capacity of 400 MGD.²⁴ Cumulative development would be subject to payment of sewer connection fees and ongoing user fees, on a project-by-project basis, which would be used in part to defray the costs of any necessary wastewater infrastructure upgrades. Payment of these fees, along with compliance with Los Angeles County RWQCB-issued permits, the City's Public Works regulations, and the Industrial Waste Ordinance (Municipal Code Article V, *Industrial Waste*) requirements would further ensure cumulative impacts to wastewater treatment facilities are less than significant.

As discussed, Warehouse Only Option implementation would not cause the San Jose Water Reclamation Plant and Joint Water Pollution Control Plant to exceed Los Angeles RWQCB wastewater treatment requirements. The Warehouse Only Option would generate wastewater similar to that already treated by the reclamation facilities and all wastewater discharged would be subject to Los Angeles RWQCB-issued permits, Azusa Public Works regulations, and the City's

²³ Written Correspondence: Raza, Adriana, Sanitation Districts of Los Angeles County, Customer Service Specialist, Facilities Planning Department, dated November 15, 2016.

²⁴ Sanitation Districts of Los Angeles County, *Joint Water Pollution Control Plant (JWPCP)*, <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>, accessed February 20, 2018.



Municipal Code requirements. The Warehouse Only Option would also pay relevant LACSD sewer connection fees and ongoing user fees. Therefore, the Warehouse Only Option's cumulative impacts to wastewater treatment facilities (0.001 percent of the San Jose Creek Water Reclamation Plant's capacity) would be less than significant. Similarly, the Warehouse Only Option would result in less than significant impacts related to the construction of wastewater facilities following compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures, would ensure the Warehouse Only Option's impacts related to the construction of wastewater facilities are cumulatively considerable.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and wastewater infrastructure as the Warehouse Only Option, impacts would also not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

WATER FACILITIES AND WATER SUPPLY

- Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts related to the construction of water facilities and water supplies?

Impact Analysis:

WAREHOUSE ONLY OPTION

The cumulative development identified in [Table 4-1](#) would require the construction of water facilities, many of which are served by ALW. Cumulative development would be evaluated on a case-by-case basis at the project level, as they are implemented, for their potential to result in construction-related impacts. All projects would be subject to the review and approval of the City, ALW, and LACSD, as applicable, and would be subject to compliance with the relevant laws, ordinances, and regulations in place for water and wastewater treatment facilities. Thus, cumulative impacts to water and wastewater facilities would be less than significant.

Cumulative development would also increase ALW water demand throughout the Site vicinity. As indicated above, the UWMP projects adequate water supply under normal, single-dry, and multiple-dry year conditions through 2040. The UWMP concludes that ALW's water supply reliability would increase over time if projected imported and local supplies are developed as anticipated. Further, ALW projects water demands within its service area to remain relatively constant over the next 20 years due to minimal expected growth and water conservation measures and identifies several planned projects aimed at improving supply reliability in its UWMP; refer to UWMP Section 5, *Reliability Planning*. Since ALW considers cumulative development in its UWMP and concludes that



adequate water supplies are available to meet all water conditions through 2040, cumulative impacts to water facilities would be less than significant.

As discussed, the Warehouse Only Option would result in less than significant impacts related to the construction of water facilities following compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures, would ensure the Warehouse Only Option's impacts related to the construction of water facilities are less than significant. Additionally, the ALW has determined that adequate water supply is available to serve the Warehouse Only Option following compliance with all conditions of approval imposed on the Project, payment of necessary Water System Development fees, inspection fees, and any applicable water usage rates, and conformance with the Water Standards of ALW including all applicable water conservation measures contained in the Municipal Code.²⁵ The Warehouse Only Option's impacts to water supplies would not be cumulatively considerable.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and water infrastructure as the Warehouse Only Option, similar less than significant cumulative impacts would result. As indicated above, ALW has determined that adequate water supply is available to serve either development option of the Warehousing and Manufacturing Option following compliance with all conditions of approval imposed on the Project, payment of necessary Water System Development fees, inspection fees, and any applicable water usage rates, and conformance with the Water Standards of ALW including all applicable water conservation measures contained in the Municipal Code.²⁶ Thus, impacts would not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

STORMWATER DRAINAGE FACILITIES

- Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts related to the construction of stormwater drainage facilities?

Impact Analysis:

WAREHOUSE ONLY OPTION

The projects identified in [Table 4-1](#) in addition to the Warehouse Only Option would could result in the construction of new stormwater drainage facilities or the expansion of existing facilities. To meet NPDES requirements, the City requires all new development and redevelopment to prepare a Standard Urban Water Mitigation Plan to address stormwater pollution. All cumulative

²⁵ Written Correspondence: Melissa Barbosa, P.E., Water System Engineer, Azusa Light & Water, dated January 10, 2017.

²⁶ Ibid.



development would be subject to the review and approval of the Los Angeles RWQCB, as applicable, and cumulative development within the City would be responsible for implementation of site-specific BMPs identified in the Standard Urban Water Mitigation Plan. Following conformance with relevant laws, ordinances, and regulations in place for stormwater drainage facilities, cumulative impacts to stormwater drainage facilities would be less than significant.

As discussed, the Warehouse Only Option would involve the construction of stormwater drainage facilities. However, the Warehouse Only Option's environmental impacts are the subject of this EIR and implementation of the Warehouse Only Option would not increase flow rate at the downstream storm drain system. Compliance with the relevant laws, ordinances, and regulations, as well as the specified mitigation measures identified in this EIR, would ensure impacts from the Warehouse Only Option pertaining to stormwater drainage facilities would not be cumulatively considerable.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and storm drain infrastructure as the Warehouse Only Option, impacts would also not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

SOLID WASTE GENERATION

- **Would the Project, in combination with other cumulative projects, result in cumulatively considerable impacts to solid waste?**

Impact Analysis:

WAREHOUSE ONLY OPTION

Cumulative development within the County of Los Angeles would increase demands for solid waste disposal services. Implementation of each jurisdiction's Source Reduction and Recycling Element measures would be required on a project-by-project basis. All cumulative development would be subject to conformance with all relevant laws, ordinances, and regulations in place for solid waste disposal. This includes compliance with AB 939, which requires a 50 percent diversion of all solid waste from disposal in local landfills, and the 2016 (or most recent) California Green Building Standards Code, which includes design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. Further, the landfills identified in [Table 5.12-1](#) have an estimated 68.7 percent remaining capacity for solid waste disposal. Thus, following conformance with relevant laws, ordinances, and regulations in place for solid waste disposal, cumulative impacts to solid waste would be less than significant.



As discussed above, the Warehouse Only Option would result in less than significant impacts to solid waste disposal following conformance with the City's SRRE, 2016 (or most recent) California Green Building Standards Code, and other relevant laws, ordinances, and regulations. Further, solid waste generated through implementation of the Warehouse Only Option would represent less than 0.1 percent of the daily permitted throughput capacities identified in [Table 5.12-1](#). The Warehouse Only Option's impacts would not be cumulatively considerable.

WAREHOUSING AND MANUFACTURING OPTION

Since the Warehousing and Manufacturing Option would result in the same building footprint and similar daily operations as the Warehouse Only Option, impacts would also not be cumulatively considerable.

Standard Conditions of Approval: No standard conditions of approval are applicable.

Mitigation Measures: No mitigation measures are required.

Level of Significance: Less Than Significant Impact.

5.12.6 SIGNIFICANT UNAVOIDABLE IMPACTS

Project implementation would not cause significant and unavoidable impacts to public services and utilities and service systems. Potentially significant impacts would be reduced to less than significant levels with adherence to existing Federal, State, and local laws, ordinances, and regulations.



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