

4.16 UTILITIES AND SERVICE SYSTEMS

4.16.1 Setting

4.16.1.1 *Water Service*

California American Water Company (Cal-Am) pipelines provide water service to the project area. The closest Cal-Am water lines are located approximately 670 feet south of the project site at the Edgewater Shopping Center. The project has a 149 acre-foot entitlement from the Seaside Basin Groundwater adjudication.

4.16.1.2 *Sanitary Sewer/Wastewater Treatment*

Wastewater collection and treatment is provided to Sand City by the Monterey Regional Water Pollution Control Agency (MRWPCA) and the Seaside County Sanitation District (SCSD). The MRWPCA operates the Regional Sewage Treatment Plant in Marina and the SCSD maintains the collection lines and pumping stations that deliver sewage from Sand City and Seaside to MRWPCA's Seaside pumping station located west of SR 1 on the north side of Bay Avenue at Vista Del Mar. The treatment plant processes slightly under 21 million gallons per day (MGD) and has a capacity of 30 MGD; however, its existing permit limits its capacity to 25 MGD.

There is no existing sewer service west of SR 1. The nearest sanitary sewer line is an eight-inch line located in the Edgewater Shopping Center approximately 670 feet south of the project site.

4.16.1.3 *Storm Drainage*

The project site is vacant and contains no drainage facilities. The irregular topography of the site including the sand pit in the southwestern portion of the project site results in an uneven drainage pattern. Stormwater currently percolates into the sandy soil of the site and little stormwater runoff enters the bay as surface water runoff.

The storm drainage system that serves the developed portions of Sand City discharges stormwater runoff to the surf zone of Monterey Bay. Because the City is located on sand dunes, most stormwater percolates into the soil.

4.16.1.4 *Solid Waste*

Sand City is located within the jurisdiction of the Monterey Regional Waste Management District (MRWMD). Solid waste collection is currently provided by the USA Waste Management Company. Solid waste collected in Sand City is disposed of at the Marina Landfill which serves western Monterey County. The MRWMD estimates the Marina Landfill has adequate capacity for projected development on the Monterey Peninsula through 2107. The City curbside recycling program began in 1991, and by 2004 the City was diverting 59 percent of its waste.¹⁶ The City also has residential curbside collection for green waste and household hazardous waste and commercial collection of recyclables.

¹⁶ California Integrated Waste Management Board. Jurisdiction Profile for City of Sand City. <http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=459&JUR=Sand+City>. Accessed July 7, 2008.

4.16.2 Environmental Checklist and Discussion

UTILITIES AND SERVICE SYSTEMS						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as “Approved Project”	Less Impact than “Approved Project”	Information Source(s)/ Discussion Location
Would the project:						
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
5) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
7) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

4.16.2.1 Water Service

Cal-Am would provide water service to the site through an operation agreement with the property owner of an existing on-site well until such time that the California Public Utilities Commission approves an annexation of the project site into Cal-Am’s service area. Once the project site is annexed into the Cal-Am service area, water lines would be extended from an existing 12-inch water line located at the Edgewater Shopping Center to the project site and the site’s groundwater entitlement would be pumped from Cal-Am’s existing Peralta wells through a subsequent operating agreement. Based on information from Cal-Am it is expected that the site will be annexed into the Cal-Am area prior to occupancy.

The revised project would create an estimated demand for approximately 63.8 acre-feet of water per year as compared to the approved project which had an estimated water demand range of

approximately 99 to 125 acre-feet per year. The estimated water demand for the revised project includes a conservative estimate of 1.2 acre-feet of water per year for landscape purposes although all landscaping water needs are proposed to be met using graywater. In addition, the project would require approximately 12.5 acre-feet of water to establish plants within the first year after planting on the site. The quantity of water necessary to establish plants would not be required on an on-going basis and is not included in the annual water demand for the project. The project applicant has applied for a water distribution permit from the Monterey Peninsula Water Management District (MPWMD) and estimates annual water use to be approximately 63.8 acre-feet per year, but seeks a permit to use up to 90 acre-feet per year. Although the project is not expected to use 90 acre-feet per year, this Addendum evaluates impacts as if the full 90 acre-feet per year applied for were actually used. The potential use of 90 acre-feet of water per year is significantly less than the range of 99 to 125 acre-feet per year estimated to be needed in the certified 1998 MBS FEIR for the approved project.

The actual estimated water demand for the revised project is likely to be two-thirds to one-half of the approved project's estimated water demand range of 99 to 125 acre-feet per year and in the worst case (i.e., if the total 90 acre-feet were used); the demand would be nine to 35 acre-feet less per year than the approved project. These figures include a ten percent "buffer" built into the estimated demand and thus are conservative (i.e., the water demand is not expected to be as much as estimated).

An optional 250,000 gallon water storage tank may be constructed on the northeast side of the project site near the public parking area. The water storage tank would be 47 feet in diameter and 16 feet in height.

The proposed project will use substantially less water than the previously approved project and, therefore, will result in less impact than the approved project. **(Less Impact than the Approved Project)**

4.16.2.2 Sanitary Sewer/Wastewater Treatment

The revised proposed project would likely generate up to approximately 55.7 acre-feet of wastewater per year assuming 8.1 acre-feet per year of graywater is reused for landscaping. The previously approved project would have generated approximately 72.8 acre-feet of wastewater per year, and thus the revised project would likely result in a 23 percent reduction in wastewater generated. The applicant has applied for a water distribution permit from the Monterey Peninsula Water Management District (MPWMD) seeking a permit to use up to 90 acre-feet of water per year. The revised project further proposes the reuse of graywater on the site and is anticipated to result in substantially less water use than a conventional hotel development. Assuming a worst-case water use of up to 90 acre-feet per year and the reuse of approximately 8.1 acre-feet of graywater on the site for landscaping, without accounting for excess graywater generation beyond landscaping, the revised project's annual wastewater discharge would be approximately 81.9 acre-feet per year. The revised project would likely generate up to approximately 23 percent less wastewater than the previously approved project; however, assuming the permitted amount of 90 acre-feet per year is utilized, wastewater flows from the project would exceed estimates for the approved project.

The wastewater generated by the project is not considered a substantial increase in sewage generation due to the existing excess capacity of the sewage treatment plant. The extension of the sanitary sewer line would be located within the existing alignment of California Avenue, and therefore, construction and extension of this line is not anticipated to result in significant environmental effects.

The Seaside County Sanitation District (Sanitation District) has provided a will-serve letter for the Monterey Bay Shores ecoresort which requires the preparation of a design-stage engineering analysis to ensure proper functioning of the sewer system. If upgrades are deemed necessary as part of that analysis, they will be required to be in place prior to the project being served by the Sanitation District. It is anticipated that the existing system will be adequate to serve the project site; however, any upgrades to the system would occur in existing roadway alignments and thus are not anticipated to result in any significant environmental effects.

The revised project's wastewater generation could exceed wastewater estimates for the approved project if the project's water use reaches the total permitted amount. Given the existing excess permitted capacity of the Regional Sewage Treatment Plant, the project's increase in wastewater generation would not result in impacts to the sanitary sewer system. **(New Less than Significant Impact)**

4.16.2.3 *Storm Drainage*

The revised project would add less than five (5) percent impervious surfaces to the project site. The revised project is designed to capture all storm water for on-site use and to allow percolation on the site. The project includes two retention ponds, one located on the northwest portion of the site and one located on the east portion of the site adjacent to Sand Dunes Drive. A bioswale would be located adjacent to the retention pond on the northwest portion of the site. Storm drainage lines ranging from 12 inches to 24 inches would be located throughout the site. Due to the capture of storm water and its on-site reuse, the project would not need to connect with off-site storm drainage lines. The project would not discharge water to a municipal storm sewer system and no storm water outfalls are proposed from the site to Monterey Bay.

The revised project would not result in any new or more significant drainage impacts than were described in the certified 1998 MBS FEIR. **(No New Impact)**

4.16.2.4 *Solid Waste*

The revised project would result in less solid waste generation than the approved project based on its reduced size. The Marina Landfill and Recycling Facility received approximately 369,389 tons of solid waste in fiscal year 2004-2005 and has adequate capacity for projected development on the Monterey Peninsula through 2107.¹⁷ The revised project would not result in a substantial increase in solid waste for the landfill or negatively impact the City's ability to meet state law requiring waste diversion. **(No New Impact)**

4.16.3 **Conclusion**

The revised project is not anticipated to exceed the capacity of existing utility systems and will not result in new or more significant impacts to utilities and services systems than those addressed in the certified 1998 MBS FEIR. **(No New Impact)**

¹⁷ California Integrated Waste Management Board. Active Landfill Profile for Marina Landfill. Available at: <http://www.ciwmb.ca.gov/Profiles/Facility/Landfill/LFProfile1.asp?COID=27&FACID=27-AA-0010> Accessed: July 7, 2008.