

3.17 UTILITIES AND SERVICE SYSTEMS

INTRODUCTION

This section evaluates the potential impacts from the Hitch Ranch Specific Plan Project (Project) on the City's utilities and service systems that would serve the Project site. This includes the potential for the Proposed Project to result in impacts associated with the provisions of new or physically altered utility facilities, the construction of which could cause significant environmental impacts, in order to maintain existing service or other applicable performance objectives.

Specifically, this section includes an examination of wastewater service, water supply, and solid waste service. Each subsection includes descriptions of existing facilities, service standards, and potential environmental impacts resulting from construction and operation of the Proposed Project. Mitigation measures intended to reduce impacts to utilities are proposed, where appropriate, to avoid or reduce significant impacts from the Proposed Project.

*Information and analysis related to the storm water drainage system can be found in **Section 3.9, Hydrology and Water Quality**. Information and analysis related to electrical power and natural gas can be found in **Section 3.5, Energy**.*

The analysis in this section was prepared based on information from the City of Moorpark, the Ventura County Department of Water and Sanitation, and CalRecycle.

3.17.1 REGULATORY FRAMEWORK

3.17.1.1 State Laws and Regulations

Urban Water Management Planning Act

California State Assembly Bill 797 (California Water Code Section 10610, et seq.), adopted in 1983, requires every urban water supplier providing water for municipal purposes to more than 3,000 customers or more than 3,000 acre-feet of water on an annual basis to prepare an Urban Water Management Plan (UWMP). The intent of the UWMP is to assist water supply agencies in water resource planning given their existing and anticipated future demands. UWMPs must be updated every five years, in years ending in zero and five.

Senate Bills 610 and 221

Legislation placed additional requirements upon the Ventura County Waterworks District (VCWWD) No. 1 as the water purveyor for the Hitch Ranch. SB 221 (Kuehl) amended the Subdivision Map Act, and

SB 610 (Costa) amended Part 2.10 of the *California Water Code* regarding water supply availability. These amendments took effect on January 1, 2002, and require generally that water retail providers demonstrate that sufficient and reliable sources are available in order for local agencies to evaluate large-scale developments, and complete the environmental review process.

SB 610 requires cities and counties that determine a project is subject to the California Environmental Quality Act (CEQA) to identify any public water system that may supply water for the project, and to require those public water systems to prepare a specified water supply assessment to be included in any environmental document prepared for the project. The assessment includes an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the Proposed Project and water received in prior years, pursuant to those entitlements, rights, and contracts. If the assessment concludes that water supplies are or will be insufficient, the public water system shall also submit plans for acquiring additional water supplies.

SB 221 requires written verification from the applicable public water system that sufficient water supply is available for a subdivision of property of more than 500 dwelling units prior to approval of a tentative or parcel map.

Consistent with the intent of Part 2.10 of the *California Water Code*, information provided below is based on consultation with the City of Moorpark (the project applicant), VCWWD No. 1, and Calleguas Municipal Water District (CMWD). The information provided satisfies the requirements of SB 610. With respect to SB 221, the written verification required by that statute will not be needed until the City of Moorpark is prepared to consider a tentative map for the subdivision of 500 or more units or a development agreement that includes such a subdivision.

Water Conservation Act of 2009 (SBX7-7)

The Water Conservation Act of 2009 (also known as Senate Bill X7-7) established a statewide water conservation target of 20 percent reduction in water use by 2020 compared to the State's 2005 baseline use. The Act requires that retail water suppliers define in their 2010 urban water management plans the gallons per capita per day (gpcd) targets for 2020, with an interim 2015 target. The legislation also requires the California Department of Water Resources, in consultation with other state agencies, to develop a single standardized water use reporting form, which would be used by both urban and agricultural water agencies. EID's 2015 UWMP, adopted in May 2016, complied with these requirements.

Assembly Bill 939 and Senate Bill 1016

The California Integrated Waste Management Act of 1989, or Assembly Bill 939, established the Integrated Waste Management Board, required the implementation of integrated waste management plans, and mandated that local jurisdictions divert at least 50 percent of all solid waste generated (from 1990 levels), beginning January 1, 2000, and divert at least 75 percent by 2010. Projects that would have an adverse effect on waste diversion goals are required to include waste diversion mitigation measures to assist in reducing these impacts to less-than-significant levels. With the passage of Senate Bill 1016 (the Per Capita Disposal Measurement System) in 2006, only per capita disposal rates are measured to determine if a jurisdiction's efforts are meeting the intent of Assembly Bill 939. Therefore, the 50 percent diversion requirement should be measured in terms of per-capita disposal expressed as pounds per person per day.

3.17.1.2 Local Plans and Policies

The following goals and policies contained within the *Moorpark General Plan* are applicable to the Proposed Project.

Land Use Element

Goal 12: Ensure that a full range of public facilities and services are provided to meet the needs of the community.

Policy 12.1: Development shall be permitted only when adequate public facilities and services are available or will be provided when needed.

Policy 12.2: Efficient and equitable delivery of urban services shall be ensured by the development of capital improvement plans for urban services which 1) identify existing and future (general plan buildout) needs; 2) establish a phasing plan for providing new urban services commensurate with needs generated by existing and future development; and 3) assure that financing is available to provide adequate necessary facilities and services prior to approval of any project which would exceed the capacity or significantly reduce the quality of existing services.

Policy 12.7: Where feasible, shared use programs between public and private service and facility providers shall be encouraged.

Policy 12.8: Any proposed project shall be required to contribute its fair share of the cost of providing adequate public services and facilities.

3.17.2 POTABLE WATER SERVICE

The section is based on a Water Supply Assessment (WSA) prepared by Milner-Villa Consulting in March 2019 and updated in February 2020. Copies of both of these documents are included in **Appendix 3.17** of this EIR.

3.17.2.1 Existing Conditions

VCWWD No. 1 (District) provides its customers with local groundwater and imported water from the CMWD. Historically, imported water has made up approximately 80 percent of the District's water supply. During periods of drought or limited groundwater supply, the District must rely on nearly 100 percent imported water to meet water supply demands. Recycled water (for nonpotable demands) is also currently available in a limited portion of the District's service area.

Local Groundwater Supply

The Las Posas Valley Basin supplies all the local groundwater for the District. The Las Posas Valley Basin is 18 miles long and 4.5 miles wide with land usage consisting primarily of agriculture except in Moorpark, which is the only significant development in the basin. The basin has been subdivided into West, East, and South Basins. Historically, the District has produced groundwater from the East Las Posas Basin, which is separated from the West Las Posas Basin by a north-trending fault. The District is also planning a groundwater production and treatment system that would allow extraction from the South Las Posas Basin. Quality of the water in the basin is such that chlorination is the only treatment required to comply with Title 22 Primary Standards. The primary aquifer system, the Lower Aquifer System (LAS), consists of the Fox Canyon Aquifer and the Grimes Canyon Aquifer. Although estimates of storage capacity vary, the Las Posas Valley Basin is generally believed to have a total storage capacity of approximately 345,000 acre-feet (AF).

Fox Canyon Aquifer

The Fox Canyon Aquifer is composed of marine and non-marine sand and gravel. Its thickness ranges from 200 to 400 feet with a transmissivity of 20,000 to 100,000 gallons per day per foot (gpd/ft). This aquifer lies in the lower Pleistocene San Pedro Formation.

Grimes Canyon Aquifer

The aquitard that separates the Fox Canyon and the underlying Grimes Canyon Aquifer is composed of fine sediments with low permeability and attains a maximum thickness of about 100 feet in the Las Posas Basin. The Grimes Canyon Aquifer is composed of marine sand with minor gravel, with a maximum thickness of 400 feet and whose bottom forms the effective base of fresh aquifers in the basin. This aquifer lies in part of the Plio-Pleistocene Santa Barbara Formation.

Fox Canyon Groundwater Management Agency

The Fox Canyon Groundwater Management Agency (FCGMA) was established in Ventura County by a special act of the State Legislature in 1982 to control groundwater overdraft and minimize the threat of seawater intrusion in the upper and lower aquifer systems of the Oxnard Plain. Primary objectives of the FCGMA policies include elimination of overdraft in their service area, which includes the East and West Las Posas Basins, and bring these basins to a “safe yield” condition by the year 2010. A “safe yield” condition is achieved when groundwater extraction from a basin are approximately equal to annual replenishments of water into the groundwater basin.

FCGMA Management Plans

Major Elements of the LAS Plan include the following:

- (1) Monitoring for seawater intrusion in the LAS near the coastline by constructing four new monitoring wells.
- (2) Development of Contingency Plans in the event seawater intrudes the LAS. These plans call for conservation and reclamation efforts, increased monitoring and pumping restrictions.
- (3) Implementation of pumping restrictions in the North Las Posas Basin would prohibit expansion of all types of water use to land on or topographically above the LAS outcrop or to other non-water bearing areas. This outcrop more or less parallels the south flank of South Mountain. The restriction would regulate the drilling of new LAS water wells and use of groundwater in the North Las Posas Basin to ensure that the adopted FCGMA groundwater pumping projections are not exceeded.
- (4) Pumpage will be accurately monitored throughout the FCGMA by requiring semiannual reporting of metered extractions. Results will be used to verify water use rates and to limit groundwater extractions in basins where adopted FCGMA extractions are exceeded after adjustment of the date to account for wet and dry years.

Ordinance No. 8

On June 26, 2002, the FCGMA adopted Ordinance No. 8. This ordinance conglomerates each of the active individual ordinances (Ordinances Nos. 1.3, 3.2, 4.3, and 5.9) into a single comprehensive ordinance. One of the key elements of FCGMA Ordinance No. 8 is the gradual reduction in groundwater extractions by all municipal pumpers except those with baseline extraction allocations or annual efficiency extraction allocations. FCGMA assigned allocations to each groundwater pumper. The reduction schedule is based on the average "historical extraction" using the five calendar years of reported extractions from 1985 to 1989. While groundwater rights in the Las Posas Basin have not been definitively adjudicated by a court, the extraction allocations reflect the prior production of groundwater by each pumper, which is one of the key considerations in determining groundwater rights.

Groundwater extraction allocations for each well are set according to the following formula:

- 1992-1994 extraction allocation = 95 percent of historical extraction, as adjusted.
- 1995-1999 extraction allocation = 90 percent of historical extraction, as adjusted.
- 2000-2004 extraction allocation = 85 percent of historical extraction, as adjusted.
- 2005-2009 extraction allocation = 80 percent of historical extraction, as adjusted.
- After 2009 extraction allocation = 75 percent of historical extraction, as adjusted.

Baseline allocations are not subject to the incremental reductions. Pursuant to its Ordinance No. 8, FCGMA also has the authority to grant an "annual efficiency allocation" to those agricultural users whose operations have demonstrated a certain level of efficiency and conservation in their water usage. Thus, although an efficiency allocation may be different than the extraction allocation, such efficiency allocations further the goal of bringing the basin to safe yield by encouraging water conservation.

Schedule for reducing groundwater extractions in the Las Posas Basin was based on detailed studies conducted by FCGMA that determined the reduction in groundwater extractions that would be necessary to eliminate overdraft by 2010 and bring the Basin into a safe yield condition. FCGMA plans to achieve these reductions in groundwater extraction through a number of measures identified in Ordinance No. 8, including (1) prohibition of the operation of any groundwater extraction facility without a valid extraction allocation from FCGMA, (2) monitoring the level of extractions through metering of all wells, (3) imposition of a surcharge on all over-extractions in an amount sufficient to purchase replenishment water, and (4) imposition of criminal and civil penalties on any person who fails to comply with Ordinance No. 8.

In July 2005, the FCGMA approved Ordinance No. 8.1, a revision to Ordinance No. 8, which became effective in September 2005. One of the changes in Ordinance No. 8.1 is the change of title from Agency Coordinator to Executive Officer to run the daily functions of the FCGMA.

Unused groundwater allocation (or conservation credits) can be accumulated and used in future years if additional water supplies are needed without incurring a FCGMA monetary penalty as long as the aquifer system is not damaged. Conservation credits are obtained by extracting less groundwater than the operator's historical extraction allocation (FCGMA Ordinance No. 8, Section 5.7.1.1). These allocations and credits are subject to the availability of groundwater. Credits are essentially "banked" in the aquifer and stored for later use by the District (District's UWMP, pp. 10, 14). The District can also accrue groundwater storage credits by importing and recharging imported water to the aquifers. These credits can also be used in the future without incurring the FCGMA penalty as long as the aquifer system is not damaged.

Safe yield estimate for the FCGMA area is approximately 120,000 afy. Allowing for changes in annual rainfall, the reductions in groundwater allocations imposed by the FCGMA have significantly reduced groundwater extractions. FCGMA met its goal of reducing extractions to safe yield levels by 2010 via scheduled 5% reductions, mandated in 1990 by FCGMA Ordinance No. 5.

District Wells

The District owns five wells in the East Las Posas Basin and has a current total pumping capacity of 2,170 afy (3,500 gpm). However, the District's current groundwater allocation is 1,756 afy. District wells provide redundant extraction facilities should one or more existing wells become inoperative and will allow for increased extraction capacity during emergency situations. This redundancy allows the District to utilize groundwater conservation credits to supplement its water resources should imported water deliveries be reduced or curtailed during a drought or emergency.

As mentioned above, the District has a groundwater allocation from FCGMA. A copy of the District's allocation through the FCGMA is provided in **Appendix 3.17**. Although each well has an associated allocation, the District has opted to combine the individual well allocations into one allocation for the District. This combined allocation provides the District with some flexibility by allowing them to pump different amounts of water from any given well or wells (up to the total allocation amounts) based on system demands.

Table 3.17-1, Projected District Water Resources 2020-2040 (af), provides a projected summary of the District's water resources through 2040. The District anticipates pumping approximately 6,756 afy in

2040. This pumping will include up to a maximum of 1,756 afy from District potable wells and a maximum of 5,000 afy from future groundwater desalter facilities.

Table 3.17-1
Projected District Water Resources (2020-2040) (af)

Source	2020	2025	2030	2035	2040
Existing Groundwater Pumping	1,756	1,756	1,756	1,756	1,756
Future Groundwater Pumping	00	00	00	00	00
Imported Surface Water	10,204	10,870	10,911	10,880	10,943
Recycled Water	1,400	1,600	1,800	2,000	2,200
Total	13,360	14,226	14,467	14,636	14,899

Source: Water Supply Assessment Hitch Ranch Development, February 2020

Imported Surface Water

The District purchases imported surface water from CMWD, which in turn purchases State Project Water from Metropolitan Water District of Southern California (MWD). Imported surface water originates in Northern California and is conveyed over 500 miles to Southern California through the State Water Project's (SWP) system of reservoirs, aqueducts and pump stations. SWP water is filtered and disinfected at MWD's Joseph Jensen Filtration Facility in Granada Hills. CMWD receives the treated water from MWD via the MWD West Valley Feeder and either stores the treated water in Lake Bard to be treated later or distributes the water among its purveyors. The District receives water from CMWD at 10-metered turnouts.

Existing agreements the District has with CMWD do not guarantee the quantity of water the District may purchase. However, to the extent that water is available to CMWD, CMWD has an obligation to provide water to meet demands of its member agencies, such as the District, by virtue of CMWD's enabling statute, and governing regulations and applicable agreements with the member agencies. CMWD's historical practice confirms that obligation and CMWD's satisfaction thereof. CMWD, founded in 1953, currently wholesales water to 19 local purveyors, which in turn deliver water to approximately 630,000 people (residents, businesses, and agriculture). CMWD supplies approximately 73 percent of the total demand within its service area, which is roughly 375 square miles in southern Ventura County. CMWD has served the needs of the District, without fail except for a few days following the Northridge Earthquake.

Similarly, MWD has the same obligation to provide available water to its member agencies, such as CMWD, based on its existing statute, governing regulations, and applicable agreements. MWD was organized in 1928, covers nearly 5,200 square miles and is currently composed of 26 member agencies, including cities, municipal water districts, and one county water authority. Those member agencies in turn, serve water to residents in more than 145 cities and 94 unincorporated communities. Both MWD and CMWD are undertaking a variety of programs to increase the reliability of imported water deliveries. In April 2015, severe drought conditions resulted in a 15 percent cut in imported water deliveries to WMD. One year later, due to lower demands and water-saving efforts the cuts were rescinded. Both CMWD and MWD, due to their historical performance and scope of operations, have provided and will continue to provide a reliable source of water to the District.

Historically, the District has depended on imported surface water for a significant portion of the water supplies. Average annual imported water purchases in 2015 were 7,717 afy. Recent efforts by the District to maximize use of local groundwater slightly reduced purchases of imported surface water to levels consistent with the last 20 years.

Imported surface water from CMWD will continue to supplement the local groundwater supply for the District. **Table 3.17-1** provides a projected summary of the District's water resources through 2040. The District projects reducing purchases of imported surface water to 5,943 afy by 2040.

Water Quality

The District provides water of good quality to its customers. Local groundwater from the Las Posas Valley Basin may be treated for iron and manganese, or just chlorinated, depending on the well. Groundwater from the South Las Posas Basin has high levels of TDS and chlorides and requires treatment prior to potable use and as such has not been utilized by the District. However, with the implementation of the future District desalter facilities, this supply will become available. A copy of the District's 2018 Annual Water Quality Report, which summarizes the District's water quality, is provided in **Appendix 3.17**. The District does not anticipate the loss of any of their current or planned supplies due to water quality impacts.

Recycled Water

Wastewater from the District's water service area is collected and treated by the Wastewater Division of the District. The District operates and maintains the localized sewer collection pipelines and trunk sewers, primarily in the City of Moorpark, that feed into Moorpark Wastewater Treatment Facility located along California Highway 118 just west of the Moorpark City limits. The plant provides advanced primary and secondary treatment for disposal to percolation ponds as well as tertiary treatment for

recycled water effluent. In 2015, the plant had an average inflow of 2.0 MGD and supplied average flows of 0.54 MGD of recycled water for landscape irrigation and 0.76 MGD for percolation and eventual groundwater recharge. As mentioned previously, this treatment facility has a total capacity of 5.0 MGD and a tertiary capacity of 1.5 MGD.¹

The District forecasts that new customers will increase the recycled water to 1,400 afy by 2020 and 2,200 afy by 2040, necessitating an expansion of the plant's tertiary treatment capacity. Additional details are provided in the District's 2015 UWMP.

Potential Uses of Recycled Water

The District recognizes the potential uses of recycled water in its community, such as large landscaped areas including homeowner's associations, City medians, parks, school yards, industrial and other uses. Because of this recognition, the District is currently implementing an expansion of its recycled water system to serve additional landscape irrigation demands within the Moorpark Country Club Estates community including nurseries, homeowner's associations and City medians, as well as its first agricultural irrigation customers. The Hitch Ranch Specific Plan project would install recycled water lines (sometimes known as 'purple pipe') on-site for future connection to the District's recycled water infrastructure when it is expanded close enough to the Project site to allow a connection. The Project would utilize the recycled water for on-site irrigation once that service is made available by the District.

Planned Water Supplies

The District continually reviews practices that will provide its customers with adequate and reliable supplies. District staff continues to ensure the water quality is safe and the water supply will meet present and future needs in an environmentally and economically responsible manner. The District consistently coordinates its long-term water shortage planning with CMWD and FCGMA.

The District projects water demand will remain relatively constant over the next 25 years due to minimal growth combined with water conservation efforts. Any new projects will be implemented to better manage and take advantage of the Las Posas Valley Groundwater Basin resource, to increase recycled water use, and to replace or upgrade inefficient wells, rather than to support population growth and new development. Projects included in the District's Capital Improvement Program will improve the District's water supply reliability and enhance water operations. Those projects include the following:

¹ Ventura County Waterworks District (VCWWD) No. 1. 2018. *Annual Water Quality Report*.

- Moorpark Desalter – A Preliminary Design Report has been prepared by the District. Following construction of a pilot test well, the District will prepare CEQA documents and obtain FCGMA approval for pumping South Las Posas Basin groundwater without extraction allocations, final design, and construction. This project will add 5,000 afy of reliable, local supply to the District, reducing the need for imported water.
- Recycled Water Expansion – The existing tertiary treatment capacity of the Moorpark Wastewater Treatment Plant is currently 1.5 MGD. While this improvement will not impact the District’s potable water system, it will enhance water supply within the District by reducing the need for imported water. The District will continue to convert existing uses currently being served from the potable water system to the recycled water system. In 2015, the District distributed 599 afy of recycled water. The District anticipates distributing approximately 1,100 afy by 2018 with the conversion of an existing golf course to the recycled water customer base. It is estimated that the demand for recycled water supply will increase to 1,400 by 2020, necessitating an expansion of the Moorpark Wastewater Treatment Plant’s tertiary treatment capacity by 2025.
- Well No. 20 Pumps & Water Treatment Facility – adds reliability to groundwater supply system (completed mid-2011).
- Home Acres Reservoir and Piping – adds storage to water system.
- Connection of Pressure Zones 994 and 1250 – adds reliability to water system.
- Conversion of Chemical Feed System – converts disinfection to chloramines for Well Nos. 95, 96, 97, and 98 to match imported water disinfection method.
- Well Nos. 95 and 98 Water Treatment Facility – enhance water quality of these sources of supply.
- 1.0 MG 944 Zone Reservoir – add storage to water system.
- Overall Water System Improvements – includes replacement of pressure regulating stations and pipeline.

Additional details regarding District, CMWD, and MWD planned water supply programs are provided in the District's 2015 UWMP.

Water Distribution System

Currently, there is a 12-inch water mainline in Poindexter Avenue and Gabbert Road and a 8-inch water mainline in Casey Road; both could serve the Project site. The precise configuration of the water service system for the Proposed Project would be determined when individual tract maps are prepared for each phase of the project.

3.17.2.2 Thresholds of Significance

As set forth in the initial study prepared for the Hitch Ranch Specific Plan project, the Proposed Project would result in a significant impact if:

- Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects; or
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

3.17.2.3 Project Impacts

Impact USWS-1 **Require or result in the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects.**

Impact USWS-2 **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.**

Less than Significant

Anticipated project specific water demands are provided in **Table 3.14-2, Estimated Water Demands**. As indicated in **Table 3.14-2**, potable water demand at buildout would be approximately 286.4 afy while recycled water demand at buildout would be about 105.7 afy for an overall demand of approximately 392.1 afy.

Normal Year Supply and Demand

A summary of the District's projected 20-year water supplies and demands for normal conditions is provided in **Table 3.17-3, Normal Year Supply and Demand Comparison**. The District's total projected normal year water supplies available during the ensuing 20 years will meet the projected water demands associated with the Hitch Ranch Project and existing and other planned uses within the District's service

area. That determination is consistent with the analysis provided in the District's 2016 UWMP. Consequently, impacts under normal year conditions are considered to be less than significant.

**Table 3.17-2
Estimated Water Demands**

Sector	Quantity	Factor	Rate	Estimated Demand (afy)
Single Family Residence	427 du	3.3 ppdu	135 gpcpd	213.2
Multi-Family Residence	328 du	3.3 ppdu	60 gpcpd	72.8
City Park		200 people	2 gpcd	0.4
Total Potable Water Demand ¹				286.4
Landscape Irrigation – Residential	0 ac		0 afy/ac	0
Landscape Irrigation – Slopes	41.82 ac		1.9 afy/ac	79.5
Landscape Irrigation – Parks	10.0 ac		1.9 afy/ac	19
Landscape Irrigation – Road medians Strips	3.8 ac		1.9 afy/ac	7.2
Natural Open Space	61.75 ac		0 afy/ac	0
Total Recycled Water Demand ²				105.7
Total				392.1

Source: Water Supply Assessment Hitch Ranch Project, March 2019

Notes: du = dwelling units; ac = acre; ppdu = persons per dwelling unit; gpcpd = gallons per capita per day; gpacd = gallons per acre per day

**Table 3.17-3
Normal Year Supply and Demand Comparison 2020-2040**

	2020	2025	2030	2035	2040
Total Supply	13,360	14,226	14,467	14,636	14,899
Total Demand	12,345	12,880	13,240	13,560	13,893
Difference	1,015	1,346	1,227	1,076	1,006

Source: Water Supply Assessment Hitch Ranch Development, February 2020

Single Dry Year Supply and Demand

A summary of the District's projected 20-year water supplies for a single dry-year condition is provided in **Table 3.17-4, Single Dry Year Supply and Demand Comparison**. The District's total projected single dry year water supplies available will meet the projected water demands associated with the Hitch Ranch Project and existing and other planned uses within the District's service area up to 2035. However, in 2040, the District anticipates a deficit of 66 afy and may have to secure additional water supplies and/or the implementation of water conservation methods. It is anticipated that residential units within the Hitch Ranch Project will maximize the use of water conservation measures for both inside and

outside the dwellings. Residential homes will be built to current California Plumbing Code including indoor water conservation features. Residential lots will meet the California Model Water Efficient Landscape Ordinance. The use of these measures throughout Hitch Ranch Project will reduce the water demand and provide a buffer during single dry and multi dry years.

Table 3.17-4
Single Dry Year Supply and Demand Comparison 2020-2040

	2020	2025	2030	2035	2040
Total Supply	12,932	13,687	13,950	14,115	14,365
Total Demand	12,890	13,373	13,750	14,084	14,431
Difference	42	314	200	31	-66

Source: Water Supply Assessment Hitch Ranch Development , February 2020

Multi Dry Year Supply and Demand

A summary of the District's projected 20-year water supplies for multi dry year conditions is provided in **Table 3.17-5, Multi Dry Year Supply and Demand Comparison**. The District's total projected single multi dry year water supplies available during the ensuing 20 years will meet the projected water demands associated with the Hitch Ranch Project and existing and other planned uses within the District's service area. That determination is consistent with the analysis provided in the District's 2016 UWMP. Consequently, impacts under multi dry year conditions are considered to be less than significant.

Table 3.17-5
Multi Dry Year Supply and Demand Comparison 2020-2040

	2020	2025	2030	2035	2040
First Year					
Total Supply	13,149	14,143	14,442	14,606	14,918
Total Demand	12,636	13,104	13,472	13,798	14,138
Difference	513	1,039	970	808	780
Second Year					
Total Supply	13,149	14,143	14,442	14,606	14,918
Total Demand	12,636	13,104	13,472	13,798	14,138
Difference	513	1,039	970	808	780
Third Year					
Total Supply	13,149	14,143	14,442	14,606	14,918
Total Demand	12,636	13,104	13,472	13,798	14,138
Difference	513	1,039	970	808	780

Source: Water Supply Assessment Hitch Ranch Development, February 2020

As indicated above, water demands for the Proposed Project were included in the water demand projections in the District's 2016 UWMP. As indicated in the VCWWD No. 1's UWMP, the District's total projected water supplies available over the next 20 years will meet the projected water demands associated with the Proposed Project and existing and other planned uses within the District's service area under most scenarios. Therefore, the impact of the Proposed Project on water supplies under normal year and multiple dry year scenarios would be less than significant. In addition, the amount of production relied upon in the supply-demand analysis to meet future demands will necessitate an expansion of treatment facilities, with or without the Proposed Project. As such, the impact on the expansion of facilities would be less than significant as well.

However, under single dry year conditions, existing supplies are only expected to meet demand until 2035. In 2040, demand will surpass available water supplies and poses a potentially significant impact. The District would need to acquire additional water supplies (future potable and recycled water programs administered by the District, CMWD and MWD) and implementations of additional water conservation efforts to reduce the impact to a less-than-significant level.

3.17.2.4 Cumulative Impacts

Water demands for the Proposed Project and cumulative development were included in the water demand projections in the District's 2016 UWMP. As indicated in the VCWWD No. 1's UWMP, the District's total projected water supplies available over the next 20 years will meet the projected water demands associated with the Proposed Project and existing and other planned uses within the District's service area under normal and dry year scenarios. Impacts under the single dry year scenario would be reduced to a less-than-significant level once the water conservation strategies are implemented and potential additional water sources are secured. Therefore, the impact of the Proposed Project and cumulative development on water supplies under all scenarios would be less than significant. The expansion of water treatment facilities, necessary to meet future demands, presents a potentially significant cumulative impact, as does the possibility of needing additional groundwater extraction facilities as demand increases in the future.

3.17.2.5 Mitigation Program

Standard Conditions and Requirements

- The applicant shall comply with the applicable provisions of Ventura County Waterworks District No. 1 standard procedures for obtaining domestic water and sewer services for applicant's projects within the District.
- Prior to the issuance of a building permit, the applicant shall provide Ventura County Waterworks District with:
 - a. Water and sewer improvement plans in the required format.
 - b. Hydraulic analysis by a registered Civil Engineer to determine the adequacy of the proposed and existing water and sewer lines.
 - c. Copy of fire hydrant location approvals by Ventura County Fire Protection District.
 - d. Copy of District Release and Receipt from Calleguas Municipal Water District.
 - e. Cost estimates for water and sewer improvements.
 - f. Plan check, construction inspection, capital improvement charge, sewer connection fee and water meter charge.
 - g. Signed Contract to install all improvements and a Surety Bond.
- At the time water service connection is made, cross connection control devices must be installed on the water system in a manner approved by the Ventura County Waterworks District No. 1.

Mitigation Measures

No mitigation is required.

3.17.2.6 Level of Significance After Mitigation

The Proposed Project would not result in or contribute to any significant impacts on potable water supply.

3.17.3 WASTEWATER

3.17.3.1 Existing Conditions

Ventura County Waterworks District (VCWWD) No. 1 owns, operates, and maintains the sewer collection system and wastewater treatment facility that serves the City of Moorpark and adjacent Ventura County, surrounding community, and specific plan site. The Moorpark Wastewater Treatment Plant (MWWTP) is at 9550 Los Angeles Avenue just west of Moorpark City limits along State Highway 118, approximately 3.2 miles west of the intersection of Los Angeles Avenue at Moorpark Avenue.

The MWWTP has a design capacity of 5.0 mgd and has a state discharge permit for 1.5 mgd. The current average flow is 2.1 mgd.² The treatment plant is permitted to discharge directly into the Arroyo Simi.

VCWWD No. 1 also maintains a series of trunk and distribution lines to convey sewage to the treatment plant. The trunk line traverses west of the City of Moorpark, gradually increasing in size from 18 inches to 30 inches in diameter near the treatment plant.

3.17.3.2 Thresholds of Significance

As set forth in the initial study prepared for the Hitch Ranch Specific Plan project, the Proposed Project would result in a significant impact if:

- there would be a need for new local or regional water treatment or distribution facilities, or substantial alteration to the existing local or regional water treatment or distribution facilities.

3.17.3.3 Project Impacts

Impact USWW-1 Require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.

Impact USWW-2 Require 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:

Less than Significant

² Scott Meckstroth, Deputy Director, Ventura County, Department of Water and Sanitation, personal communication, November 13, 2020.

A sanitary sewer study was completed by Encompass Consultant Group in December 2019 for the Hitch Ranch Specific Plan and is available in **Appendix 3.17** of this EIR.

The proposed development will consist of an in-tract gravity collection system that will flow generally north to south toward the southwestern corner of the Project site. The in-tract sewer system will have a 12-inch diameter main line on "A" Street which will serve all onsite Planning Areas and will be sized to accommodate any future flows from the north. After crossing beneath the existing Walnut Canyon Channel and Union Pacific Railroad Tracks, the mainline will outfall to an existing manhole at the intersection of Poindexter Avenue and Gabbert Road.³ The northerly 1,100 feet of the existing Gabbert Road main line is an 8-inch diameter pipe. At the intersection of Gabbert Road and Commerce Avenue, the line increases to a 12-inch diameter pipe and proceeds 1,300 feet south and west to Mira Sol Drive (via Los Angeles Avenue); both the existing 8-inch and existing 12-inch segments described above are undersized to effectively convey the anticipated flows from the Hitch Ranch development and would require upsizing to larger diameter lines in order to accommodate the anticipated flows. At minimum, a 15-inch diameter pipe would be required from the intersection of Gabbert Road and Poindexter Avenue to the intersection of Los Angeles Avenue and Mira Sol Drive in order to convey the anticipated flows. From there wastewater will flow to the Moorpark Water Reclamation Facility located off E. Los Angeles Avenue, approximately 3.5 miles southwest of the Project site.

The Hitch Ranch development will be comprised of four residential planning areas consisting of 755 dwelling units, of which 427 are single-family detached dwellings (SFDs), 328 are multi-family dwellings (MFDs). An additional 110 MFDs are anticipated at a future apartment development on Lot 378 of Tentative Tract 5708. While this apartment development is considered 'Not a Part' of the Tentative Tract 5708 Hitch Ranch development improvements, the sewer flows generated from this future development will be factored into the design calculations to ensure adequate capacity of the sewer infrastructure in a fully developed condition. **Table 3.17-6** below details the proposed average day sewer generation loads anticipated for the Hitch Ranch development.

³ A "Preliminary Evaluation of Proposed Walnut Channel Undercrossings" was conducted by Albus-Keefe & Associates, Inc., dated March 16, 2020, and is included as an Appendix to this EIR. The evaluation concluded that the undercrossing would pose little risk of damage due to ground vibrations provided a clearance of about 2 feet

**Table 3.17-6
Proposed In-Tract Average Sewer Generation Loads**

Dwelling Type	VCWW Sewer Criteria		Proposed Average Sewer Load		
	Dwelling Density	Per Capita Sewer Load (gallons/day)	Dwelling Units	Sewer Load (Gallons/day)	Sewer Load (cfs)
Single family	3.5	78	427	116,571	0.180
Multiple family	2.2	78	328	56,285	0.087
	Total		755	172,856	0.267

Source: Encompass Consultant Group, December 2019

Following the determination of the average day sewer loads from the Hitch Ranch development, the proposed 15-inch sewer main line on High Street was analyzed to confirm sizing and capacity. The remainder of the in-tract wastewater conveyance system will consist of 8-inch diameter gravity sewer lines that will convey wastewater to the aforementioned 12-inch diameter mainline beneath Street "A." The sewer study determined that the proposed 8-inch lines servicing the multiple family residences on Lots 377 and 378 would convey approximately 20 percent less than the maximum allowable flow rate.

The above analysis indicates that at peak flow, all proposed sewer pipes less than 12 inches in diameter will remain within the VCWW design constraint of two-thirds full at peak flow. Additionally, proposed and existing pipes immediately downstream from the Hitch Ranch development which are 12 inches in diameter or larger will remain within the VCWW design constraint of three-quarters full at peak. With the exception of the alternate route option described above, the existing wastewater collection system is sufficient to accommodate the project area at build-out conditions. Further, the Moorpark Water Reclamation Facility is in the process of constructing tertiary treatment system upgrades. This will allow the recycled water system to be operated with more flexibility and efficiency. This upgrade will work in conjunction with the District's newly expanded recycled water distribution system.⁴ Therefore, no significant project impacts are expected to occur.

3.17.3.4 Cumulative Impacts

The area in which cumulative wastewater service impacts would occur is the VCWWD No. 1 service area (see **Table 3.17-7**). The proposed Hitch Ranch Specific Plan project and future projects within the vicinity of the specific plan site would be served by the VCWWD No. 1 and would require extensions of and connections to existing wastewater collection and treatment facilities. The existing and planned facilities

⁴ Ventura County Public Works, Engineering and Development, <https://www.vcpbublicworks.org/wsd/engineeringanddevelopment/> accessed March 9, 2020.

owned and operated by VCWWD No. 1, in conjunction with the facilities planned by the specific plan project, would adequately serve planned growth within the City of Moorpark and throughout the remainder of the jurisdiction. Therefore, no significant cumulative impacts are expected to occur.

3.17.3.5 Mitigation Program

Standard Conditions and Requirements

- The applicant shall comply with the applicable provisions of Ventura County Waterworks District No. 1 standard procedures for obtaining domestic water and sewer services for applicant's projects within the District.
- Prior to the issuance of a building permit, the applicant shall provide Ventura County Waterworks District with:
 - a. Water and sewer improvement plans in the required format.
 - b. Hydraulic analysis by a registered Civil Engineer to determine the adequacy of the proposed and existing water and sewer lines.
 - c. Copy of fire hydrant location approvals by Ventura County Fire Protection District.
 - d. Copy of District Release and Receipt from Calleguas Municipal Water District.
 - e. Cost estimates for water and sewer improvements.
 - f. Plan check, construction inspection, capital improvement charge, sewer connection fee and water meter charge.
 - g. Signed Contract to install all improvements and a Surety Bond.

Mitigation Measures

No mitigation is required.

3.17.3.6 Level of Significance After Mitigation

Implementation of the Proposed Project would not result in any significant impacts on wastewater services.

3.17.4 SOLID WASTE DISPOSAL

3.17.4.1 Existing Conditions

Ventura County

Solid waste disposal in Ventura County is divided into four wastesheds: western, eastern, central, and northern. The specific plan site is located within the eastern wasteshed that is served by the Simi Valley Landfill and Recycling Center. Simi Valley, Moorpark, Thousand Oaks, and Oak Park are within the eastern wasteshed.

Simi Valley Landfill and Recycling Center

The Simi Valley Landfill and Recycling Center is owned by Waste Management of California, Inc. (WMC). The Simi Valley Landfill is located approximately 5 miles east of the specific plan site. The landfill is a fully permitted non-hazardous (Class III) solid waste landfill and recycling facility. The landfill design and construction incorporates the latest advances in landfill technology, including composite liners, leachate collection, and landfill gas recovery. The facility conducts environmental monitoring activities to ensure protection of air quality, groundwater, surface water, and the public health.

The operating permit (Solid Waste Facility Permit) for the landfill allows for a maximum permitted throughput of 9,250 tons per day (tpd). Approximately 88,300,000 cubic yards of capacity remain at the landfill. The landfill is estimated to cease operation in 2052⁵

City of Moorpark Solid Waste Disposal

The City of Moorpark manages solid waste that is generated throughout the City. The City contracts with two haulers for residential service, and four haulers for commercial and industrial service. The majority of unprocessed waste (non-recyclable materials) is deposited in the Simi Valley Landfill.

The City of Moorpark generated a total of 32,336 tons of solid waste from four generator categories (i.e., residential, commercial, industrial, and other) in 2010. Solid waste collected from residential sources generated the lowest volume of waste with approximately 27.1 percent of the City's total. The highest volume was generated from other sources, which accounted for approximately 43.4 percent. Commercial and industrial sources accounted for 29.6 percent of the total waste. Approximately 39 percent (12,722

⁵ CalRecycle. Solid Waste Information System: Simi Valley Landfill and Recycling Center. <https://www2.calrecycle.ca.gov/swfacilities/Directory/56-AA-0007>, accessed February 27, 2020.

tons) of the total waste generated was diverted by waste reduction and recycling programs in 2010. Residential diversion (curbside recycle and yard) was at 51 percent while commercial was at 28 percent during 2010.⁶

Solid Waste Generation Within the Specific Plan Area. The specific plan site is currently vacant. As a result, no solid waste is being generated from the site. The proposed uses within the specific plan site would generate solid waste, some of which would be diverted, while the remainder would be sent to the Simi Valley Landfill.

3.17.4.2 Thresholds of Significance

Generally, a project will have a significant effect on the environment if it will breach published national, state, or local standards relating to solid waste or litter control. For the purposes of this EIR, implementation of the Proposed Project would result in a significant solid waste (including hazardous waste) impact if it meets one or both of the following criteria:

- Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

3.17.4.3 Project Impacts

Impact USSW-1 **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.**

Impact USSW-2 **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.**

Less than Significant

Construction

Site preparation and construction activities would generate an estimated average of approximately 11,325 cubic yards of solid waste through specific plan buildout, assuming no recycling. Construction generation rates are based on 15 cubic yards of waste per residential unit. With implementation of

⁶ Teri Davis, Senior Management Analyst, City of Moorpark, personal communication, August 23, 2011.

Citywide recycling and other waste reduction programs, an estimated 4,417 cubic yards per year of construction waste would be diverted, bringing the total disposable waste to approximately 6,908 cubic yards. The diversion rate is based on the City's current diversion rate of 39 percent. Construction-related solid waste materials are expected to be typical construction debris, including wood, paper, glass, plastic, metals, cardboard, and green wastes. The wastes generated would result in an incremental and intermittent increase in solid waste disposal at the Simi Valley Landfill.

As mentioned previously, the Simi Valley Landfill currently has approximately 88,300,000 cubic yards of remaining capacity. Assuming a worst-case scenario (i.e., assuming no recycling), approximately 11,325 cubic yards of waste would be deposited at the Simi Valley Landfill. This represents approximately 0.01 percent of the available space at the landfill. The remaining capacity would be more than adequate to handle the Proposed Project's estimated solid waste from construction activities. Therefore, construction-related solid waste generated from the development of the specific plan would result in a less than significant impact.

Operation

At buildout, the specific plan land uses would generate approximately 1,636.9 tons of solid waste per year, based on generation rates provided by the City of Moorpark. **Table 3.14-8** illustrates the amount of solid waste generated by type of use. The proposed recreational uses are not analyzed in the table because the project's recreational uses do not include waste-generating uses. Waste composition is expected to consist of cardboard and plastic used for packaging, along with aluminum cans, glass, food wastes, and backyard green trimmings.

Table 3.17-8
Estimated Volume of Solid Waste Generated at Buildout and Estimated Diversion Rates

Use	Size	Population	Generation Factor (pounds/person/day)	Waste Generated (tons/year)	Materials Diverted (tons/year)	Waste to Landfill (tons/year)
Single-Family Residential	427 units	1,409	3.6	925.8	361.1	564.7
Multi-Family Residential	328 units	1,082	3.6	711.1	277.3	433.8
Total				1,636.9	638.4	998.5

Source: Impact Sciences, Inc., December 2019

It is noted that new development projects are required to cooperate with the City-wide programs and implement site-specific source reduction, recycling, and reuse programs. **Table 3.14-8** also identifies the volume of solid waste that is estimated to be diverted in conformance with the City's recycling program. The City's current diversion rate of 39 percent is used.

Any further improvements in the project's diversion percentage would be dependent on the intensification and expansion of Citywide programs to meet AB 939 requirements. Based on the above and assuming diversion, the operation of the specific plan would not result in significant impacts to solid waste disposal.

The Simi Valley Landfill, as previously stated, has a permitted daily capacity of 9,250 tons. The Proposed Project's estimated 998.5 tons of solid waste that would be disposed of at the landfill in a year represents only 0.03 percent of the permitted capacity in a given year. As a result, impacts are considered to be less than significant.

3.17.4.4 Cumulative Impacts

The City currently diverts 39 percent of its total waste-stream. A 50 percent diversion rate is required by AB 939. The Proposed Project would implement all Citywide programs associated with AB 939 and similar waste-stream reductions are expected (i.e., the City currently diverts and the proposed specific plan is estimated to divert approximately 39 percent of its total solid waste generated). Given this information, the Proposed Project, in conjunction with other cumulative projects in the City, would not result in cumulative impacts that are considered to be significant.

It should, however, be emphasized that estimates presented in this analysis represent a snapshot of current events. The City is obligated to meet the recycling and source reduction requirements of AB 939 and, therefore, must continue the recycling programs in place while also expanding these programs as needed. The estimate contained in **Table 3.17-8** does not account for any changes to the existing program, which may improve the diversion rates described above. The Proposed Project is expected to conform with any future changes to the City's existing waste reduction programs. If 50 percent of the total waste stream in the City were recycled and reused, then impacts would be less than significant.

3.17.4.5 Mitigation Program

Standard Conditions and Requirements

- Prior to issuance of Zoning Clearance for the first building permit, the applicant shall submit a Waste Reduction and Recycling Plan to the City's Solid Waste Management staff and the Community

Development Director for review and approval. The plan must include a designated building manager, who is responsible for initiating on-site waste materials recycling programs, including acquiring storage bins for the separation of recyclable materials and coordination and maintenance of a curbside pickup schedule.

- The building manager or designee shall be required to conduct a routine on-site waste management education program for educating and alerting employees and/or residents to any new developments or requirements for solid waste management. This condition is to be coordinated through the City's Solid Waste Management staff.

Mitigation Measures

No mitigation is required. However, **Mitigation Measure SW-1** would be implemented to further reduce project impacts related to solid waste.

SW-1: All Tract Map and RPD approvals shall require a waste management plan, consistent with Moorpark Municipal Code Chapter 8.36, prepared by the applicant. At a minimum, the waste management plan shall address the following:

- Require that the demolition and construction wastes be recycled or re-used to the extent technically and economically feasible.
- Require that recycled content building materials be used during construction to the extent technologically and economically feasible.
- Conform to the City's Source Reduction and Recycling Element.

Timing/Implementation: Prior to issuance of certificates of occupancy.

Enforcement/Monitoring: City of Moorpark Community Development Department

The above listed mitigation measures shall be binding on all construction and operation phases of development within the specific plan area.

3.17.4.6 Level of Significance After Mitigation

Project specific and cumulative residual impacts would be less than significant.

3.17.5 TELECOMMUNICATIONS

3.17.5.1 Existing Conditions

City of Moorpark Telecommunications

Services, including telephone and cellular phone services, cable television, and internet and broadband services in the City of Moorpark, are provided by several privately owned companies.

Broadband cable is currently made available to residential customers throughout all of Moorpark by Charter Communications (doing business as Spectrum Internet) and AT&T U-verse.

The California Public Utilities commission (CPUC) develops and implements policies for the telecommunications industry, including ensuring fair, affordable universal access to necessary services; developing clear rules of the game and regulatory tools to allow flexibility without compromising due process; removing barriers that prevent a fully competitive market; and reducing or eliminating burdensome regulation.

3.17.5.2 Thresholds of Significance

Impact UST-1 Require or result in the relocation or construction of new or expanded telecommunication facilities, the construction or relocation of which could cause significant environmental effects.

Less than Significant

3.17.5.3 Project Impacts

The existing telephone lines are located both east and west of the Specific Plan area and would be extended to the area during construction to serve the approved uses. All telephone service lines within the Specific Plan area shall be underground.

Currently it is not possible to provide wireless and small cell service as underground utilities. Further, as presently designed, no wireless and small cell towers are included in the Project. However, any future development would be consistent with all City requirements for siting and design.

Cable television service is available in the City. The existing cables are located east of the Specific Plan area and would be extended to the area during construction in underground cable systems to serve the approved uses.

No additional infrastructure would need to be constructed or relocated to provide telecommunications services to the Project site.

3.17.5.4 Cumulative Impacts

The CPUC provides specific policy actions to ensure that California's telecommunications needs will meet current and future needs. Therefore, the capacity of telecommunications services is expected to be able to accommodate the Specific Plan and other projects in the vicinity. Cumulative impacts to telecommunications are not considered significant.

3.17.5.5 Mitigation Program

No mitigation is required.

3.17.5.6 Level of Significance After Mitigation

Project specific and cumulative residual impacts would be less than significant.