



SECTION 5.12
WATER

5.12 WATER

This section describes the existing water purveyors in the City of San Fernando and their service areas, and summarizes important characteristics applicable to the water service area in the City, which includes the project sites.

It should be noted that the analysis evaluates the potential water impacts associated with Development Scenarios B and D, since these two development scenarios would result in the highest demand for water of all six development scenarios. These scenarios are described in detail in [Section 3.0, Project Description](#) and the calculation of water demand for each scenario is detailed in Appendix I, Public Service and Utility Calculations.

5.12.1 ENVIRONMENTAL SETTING

WATER SUPPLY AND STORAGE

The City of San Fernando Water Production Division is responsible for the operation and maintenance of the City's four water wells, three booster pump stations, four reservoirs, and two pressure regulation stations. Local water supplies are drawn from the City's wells located in the Sylmar basin. This groundwater basin has been adjudicated, and the City of San Fernando is limited in the amount of draw that it can safely extract from the basin annually, as determined by a court appointed Watermaster. The City's current allotted draw from the basin is 3,405 acre-feet per year, which represents approximately 95 percent of the City's total existing water demand. The remaining five percent is in the form of imported water purchased from the Metropolitan Water District, which supplements the local ground water supplies.

The current storage capacity for potable water in the City of San Fernando is approximately 8.9 million gallons, with no projected increase in this storage capacity anticipated. The current calculated peak day demand is approximately 7.29 million gallons, or 82 percent of total storage capacity.

WATER QUALITY

The water extracted from the Sylmar basin is considered "fair quality" by local groundwater standards. The City's four water wells currently use on-site chlorination technology to treat the groundwater extracted from the wells.

WATER SUPPLY ASSESSMENT

Senate Bills 221 and 610

Senate Bills (SB) 221 and 610 were signed into law in 2001 and took effect January 1, 2002. The two bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 610 and 221 reports are generated and adopted by the public water supplier.

SB 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. Under SB 610, water supply assessments are required to be included in environmental documentation for certain projects, as defined in Water Code 10912[a], subject to CEQA. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. All projects that meet any of the following criteria require the water availability assessment:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A proposed hotel and motel having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or an industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to or greater than the amount of water required by a 500 dwelling unit project.

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of SB 221 is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has sufficient water supply available to serve it. Under SB 221, approval by a city or county of certain

residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any subdivision, defined as:

- A proposed residential development of more than 500 dwelling units (if the PWS has more than 5,000 service connections); or
- Any proposed development that increases connections by 10 percent or more (if the PWS has fewer than 5,000 connections).

The proposed project proposes the development of a maximum of 272 residential units (Development Scenario B or D), approximately 55,000 to 63,000 square feet of commercial, retail, and restaurant uses (depending upon the Development Scenario), and fewer than 1,000 employees. Thus, the proposed project is not subject to SB 221 or SB 610.

Existing Water Demand and Facilities

According to the City of San Fernando Public Works Department, the current water demand for the City is 3,590.65 acre-feet/per year (AF/year), with a calculated system-wide peak day demand of 7.29 million gallons. The current and anticipated capacity for water demand in the City is approximately 4,305 AF/year. The current water demand represents 83 percent of the City's total capacity.

The project sites are currently developed with public parking lots and one commercial structure (Firestone Tire Center) and as such, existing water demand for the project sites is considered nominal.

Water Facilities

The Water Production Division of the Public Work Department is responsible for providing water to all City water customers in sufficient quantities to meet domestic and fire service demands, and maintaining approximately 66.5 miles of water mains, 4,990 water services, and 547 fire hydrants. The Water Production Division also installs new services (domestic and fire) that are ordered for new structures or demands by land use changes. As an emergency contingency measure, the City also has a 6-inch water connection line with the City of Los Angeles, in the event that primary water supply is interrupted.

The existing water transmission and service infrastructure consists of 8-inch diameter water mains and fire hydrants running along all streets within the project area.

5.12.2 SIGNIFICANCE THRESHOLD CRITERIA

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines*, as amended, and used by the City of San Fernando in its environmental review process, which is contained in Appendix A of the EIR. The Initial Study includes questions relating to water. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if it causes one or more of the following to occur:

- Does not have sufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements; and
- 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.

Based on these standards, the effects of the proposed 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.

5.12.3 IMPACTS AND MITIGATION MEASURES

- ◆ **DEVELOPMENT OF THE PROPOSED PROJECT COULD CREATE DEMAND FOR WATER THAT EXCEEDS AVAILABLE SUPPLIES OR REQUIRES NEW FACILITIES.**

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: Development of the proposed project would generate increased demand for water service within the project area. The proposed project is anticipated to create a demand of 207.59 AF/year of water, based on a projected 185,328 gallons per day. This is in contrast to the existing citywide demand for water of 3,590.65 AF/year. Thus, the proposed project would generate an increase in water demand of approximately 5.8 percent over current demand level. However, the City has an anticipated water demand capacity of 4,305 AF/year. Therefore, the proposed project in addition to current demand would utilize 88 percent of the water demand capacity.

The *San Fernando Corridors Specific Plan* promotes new development within the Planning Area that includes more service commercial, offices, and residential mixed-use development. The potential new infill development in the Planning Area is anticipated to reach 587 residential

units. There is also a potential for 634,583 square feet of commercial and employment-related uses. To assess the potential water consumption from this future development, per capita urban consumption rates were used. The year 2000 per-capita consumption rates were identified for both residential and non-residential uses. Given the extent of the existing development within the Planning Area, the net increase in water consumption would come from the future residential development permitted under the *San Fernando Corridors Specific Plan*. Table 5.12-1, Corridors Specific Plan Projected Water Consumption, summarizes water consumption rates for the entire Specific Plan Planning Area, with a projected total consumption rate of 525,668 gallons per day, or 588.8 AF/year. Adding the projected consumption under the Specific Plan to the existing water demand produces a total demand of 4,179.5 AF/Yr, which accounts for 97 percent of the City’s total water demand capacity.

**TABLE 5.12-1
Corridors Specific Plan Water Consumption**

Land Use	Per Capita Population	Daily Per-Capita Consumption	Projected Consumption
Residential	2,407	143 gallon/day/person	344,201 gallons per day
Non-Residential	1,269	143 gallon/day/person	181,467 gallons per day
Total	3,676	143 gallon/day/person	525,668 gallons per day

Source: State of California Department of Conservation, and The San Fernando Corridors Specific Plan Mitigated Negative Declaration.

The anticipated water consumption projected for the proposed project is 185,328 gallons per day, which represents 35.2 percent of the consumption anticipated under the *Corridors Specific Plan*. Refer to Table 5.12-2, Proposed Project Water Consumption, which shows the anticipated daily water consumption. By adding just the proposed project (205.4 AF/yr) to existing water demand, the total demand would generate a total demand of 3796.06 AF/yr, which represents 88 percent of the City’s total water demand capacity.

**TABLE 5.12-2
Proposed Project Water Consumption**

Proposed Project	DU or SF	Per Capita Population	Daily Per-Capita Consumption	Projected Consumption (gallons per day)
Residential	272 DU	1,164 ¹	143 gallon/day/person	166,452
Commercial	11,676 SF	28 ²	143 gallon/day/person	4,004
Retail/Restaurant	43,948 SF	104 ²	143 gallon/day/person	14,872
Total				185,328

Source: State of California Department of Conservation, and The San Fernando Corridors Specific Plan Mitigated Negative Declaration.

1. Based upon an estimate of 4.281 persons per household. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2007, with 2000 Benchmark*. Sacramento, California, May 2007.

2. Based upon employment generation factor of 2.36 employees per 1,000 square feet of retail/service uses. The Natelson Company, Inc., *Employment Density Study Summary Report*, prepared for Southern California Association of Governments, October 31, 2001.

In conclusion, development of the proposed project would increase the demand over existing conditions. However, the City has sufficient water demand capacity for the proposed project,

as well as for other projects within the *San Fernando Corridors Specific Plan* area. While the impacts are below less than significant levels, the following mitigation measures ensure the impacts associated with the proposed project remain below the level of less than significant.

Mitigation Measures:

- WAT-1 The project applicant shall utilize low flush toilets and other water conservation devices to reduce water consumption.
- WAT-2 The project applicant shall pay a pro-rated share for any water related improvements required to service the proposed project.
- WAT-3 Landscaping plans shall incorporate water conserving plant materials and irrigation systems. Recycled water shall be used where available and practicable.
- WAT-4 The project applicant shall conduct a fire flow capacity test to determine actual available water capacity for this project. Based upon the conclusions of the fire flow capacity test, the project applicant shall pay its fair share for any capacity upgrades required.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

5.12.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ◆ **DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT AND OTHER RELATED CUMULATIVE PROJECTS COULD RESULT IN CUMULATIVELY CONSIDERABLE IMPACTS TO WATER SUPPLIES AND FACILITIES.**

Level of Significance Before Analysis and Mitigation: Potentially Significant Impact.

Impact Analysis: The City of San Fernando Water Production Division takes into account the future water demands of proposed development projects based on housing, population, and employment growth forecasts for the City as summarized in the San Fernando Urban Water Management Plan. Adequate water supply would be available in normal and dry years to serve the proposed project. Water availability for other cumulative development projects would be determined on a case-by-case basis. In accordance with SB 610, a water supply assessment would be required for projects exceeding established development thresholds. The San Fernando Public Works Department would review site-specific development plans to determine the impact on existing water mains. Individual projects would be required to pay the cost to relocate existing water mains impacted by new development. Thus, development within the City associated with the proposed project and related cumulative projects would not result in significant cumulative impacts to water services within the City of San Fernando.

Mitigation Measures: Refer to Mitigation Measures WAT-1 through WAT-4. No additional mitigation measures are required.

Level of Significance After Analysis and Mitigation: Less Than Significant Impact.

5.12.5 SIGNIFICANT UNAVOIDABLE IMPACTS

All impacts related to water supply and facilities resulting from implementation of the proposed project are reduced to less than significant levels with the imposition of mitigation measures. As such, no significant unavoidable impacts would result from development of the San Fernando Parking Lots Project.

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