

## 3.11 UTILITIES AND SERVICE SYSTEMS

This section evaluates the availability of existing utility and infrastructure systems (i.e., water, wastewater, recycled water, energy, natural gas, and solid waste) to serve the proposed project and the impact of the project on these systems. The project's demand for these public utilities and available supplies are also evaluated. Potential effects related to stormwater and drainage are addressed in Section 3.12, "Hydrology and Water Quality," and potential effects related to increased demand for electricity and natural gas are addressed in Section 3.14, "Energy."

The analysis provided in this section is based on the following documents, which are provided in Appendix F:

- ▶ *Roseville Industrial Park Project Water Supply Assessment (West Yost 2022) and Amendment to the Roseville Industrial Park Project Water Supply Assessment to support the Proposed Phillip Road Project (West Yost 2025) (Appendix F1);*
- ▶ *Phillip Road Site Potable Water Master Plan (Laugenour and Meikle 2025a) (Appendix F2);*
- ▶ *Phillip Road Site Recycled Water Master Plan (Laugenour and Meikle 2025b) (Appendix F3);*
- ▶ *Phillip Road Site Wastewater Master Plan (Laugenour and Meikle 2026) (Appendix F4); and*
- ▶ *Phillip Road Site Water Conservation Plan (Laugenour and Meikle 2025c) (Appendix F5).*

One comment related to utilities and service systems was received in response to the notice of preparation (see Appendix A); these comments are addressed within this section, in Section 3.12, "Hydrology and Water Quality," and in Chapter 4, "Cumulative Impacts." Specifically, Placer County recommended that the EIR evaluate the feasibility and benefits of utilizing recycled water and, if the project would utilize groundwater for potable water, that the EIR provide sufficient information to evaluate the project's risks to groundwater quality or quantity, including any potential undesirable results that would interfere with sustainable management of the basin and/or affect beneficial users and uses of groundwater. Further, the County recommended that the EIR's analysis of sewer and recycled water should include impacts on approved and future projects in the area, including the Regional University Specific Plan and the Roseville Environmental Utilities Operations Center Project.

### 3.11.1 Regulatory Setting

#### DOMESTIC WATER/RECYCLED WATER

##### Federal

##### Safe Drinking Water Act

As mandated by the Safe Drinking Water Act (Public Law 93-523), passed in 1974, the Environmental Protection Agency (EPA) regulates contaminants of concern to domestic water supply. Such contaminants are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. These types of contaminants are regulated by EPA primary and secondary Maximum Contaminant Levels (MCLs). MCLs and the process for setting these standards are reviewed every 3 years. Amendments to the Safe Drinking Water Act enacted in 1986 established an accelerated schedule for setting drinking water MCLs. EPA has delegated responsibility for California's drinking water program to the State Water Resources Control Board Division of Drinking Water (SWRCB-DDW). SWRCB-DDW is accountable to EPA for program implementation and for adoption of standards and regulations that are at least as stringent as those developed by EPA.

## State

### Urban Water Management Plan

In 1983, the California Legislature enacted the Urban Water Management Planning Act (UWMPA) (California Water Code Sections 10610–10656). The UWMPA states that every urban water supplier that provides water to 3,000 or more customers, or that provides more than 3,000 acre-feet (af) of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. This effort includes the adoption of an Urban Water Management Plan (UWMP) by every urban-water supplier and an update of the plan every 5 years on or before December 31, of every year ending in a five or zero. The UWMPA has been amended several times since 1983 with the most recent amendment occurring with Senate Bill (SB) 318 in 2004. The UWMPA and SB 610, described below, are interrelated; the UWMP is typically relied upon to meet the requirements for SB 610.

The City of Roseville 2020 UWMP, adopted in June 2021, is based on the City's 2035 General Plan and is described in more detail below (City of Roseville 2022). The City is currently preparing an update to the 2020 UWMP.

### Senate Bill 610

SB 610 was adopted in 2001 and reflects the growing awareness of the need to incorporate water supply and demand analysis at the earliest possible stage in the land use planning process.

The Public Resources Code Section 21151.9 requires that a water supply assessment (WSA) be prepared for proposed projects as defined in the statute to ensure that long term water supplies are sufficient to meet the project's demands in normal, single dry, and multiple dry years for a period of 20 years. Preparation of a WSA is required if a proposed action meets the statutory definition of a "project," which includes at least one of the following (California Water Code Section 20912[a]):

- ▶ 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 industrial, manufacturing, or processing plant, or 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; or
- ▶ a mixed-use project that includes one or more of the projects specified in the above bullets.

These same requirements are also set forth in CEQA Guidelines Section 15155. Completion of a WSA requires collection of proposed water supply data and information relevant to the project in question, an evaluation of existing/current use, a projection of anticipated demand sufficient to serve the project for a period of at least 20 years, delineation of proposed water supply sources, and an evaluation of water supply sufficiency under single year and multiple year drought conditions.

In April 2022, a WSA (herein, "2022 WSA") was prepared to evaluate the availability of water supplies to serve the Roseville Industrial Park Project (herein, "previously proposed project"), which was previously planned for development at the project site. The proposed land uses for the previously proposed project consisted of light manufacturing, warehouse and distribution uses, and a potential electrical substation. The proposed land uses for the currently proposed project include residential, retail, medical offices, and innovation center uses, as well as parks, open space, and trails. Accordingly, an amendment to the 2022 WSA was prepared in December 2025 to provide updated water demand projections for the project as currently proposed (herein, "2025 WSA Amendment"). The 2025 WSA Amendment also considers updated water supply availability information that became available subsequent to the release of the City of Roseville 2020 UWMP and the 2022 WSA. Both WSAs are provided in Appendix F.

### **California Safe Drinking Water Act**

The SWRCB-DDW is responsible for implementing the federal Safe Drinking Water Act (SDWA) and its updates, as well as California statutes and regulations related to drinking water. State primary and secondary drinking-water standards are promulgated in California Code of Regulations Title 22, Sections 64431–64501.

The California Safe Drinking Water Act (CA SDWA) was passed in 1976 to build on and strengthen the federal SDWA. The CA SDWA authorizes SWRCB-DDW to protect the public from contaminants in drinking water by establishing MCLs that are at least as stringent as those developed by EPA, as required by the federal SDWA.

### **Sustainable Groundwater Management Act of 2014**

The Sustainable Groundwater Management Act of 2014 (SGMA) became law on January 1, 2015, and applies to all groundwater basins in the state (California Water Code [CWC] Section 10720.3). (The SGMA comprises three separate bills: SB 1168, SB 1319, and Assembly Bill [AB] 1739. All three were signed into law by the governor on September 16, 2014.) By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction (CWC Section 10720.1).

Pursuant to the SGMA, any local agency that has water supply, water management, or land use responsibilities within a groundwater basin may elect to be a “groundwater sustainability agency” for that basin (CWC Section 10723). West Placer Groundwater Sustainability Agency (WPGSA) consists of the cities of Roseville and Lincoln, Placer County Water Agency (PCWA), Nevada Irrigation District, and Placer County. The WPGSA is one of a group of five GSAs formed within the North American Subbasin that consist of the West Placer, Sacramento, South Sutter Water District, Sutter County, and Reclamation District 1001 GSAs.

The SGMA also requires DWR to categorize each groundwater basin in the state as high, medium, low, or very low priority (CWC Sections 10720.7, 10722.4). On December 15, 2014, DWR announced its official “initial prioritization” of the state’s groundwater basins for purposes of complying with the SGMA, and this priority list became effective on January 1, 2015 (DWR n.d.). DWR has ranked the North American Subbasin as “high priority.” The Groundwater Sustainability Plan for the North American Subbasin has been submitted to DWR for review, and the public comment period closed on April 16, 2022 (RD 1001 GSA et al. 2021).

### **Department of Public Health**

California Department of Public Health regulations require that recycled water must be conveyed in a totally separate distribution system from the potable water supply. The City’s Environmental Utilities Department is responsible for implementing a cross-connection program to ensure that future potable services are not accidentally connected to the recycled water system. Additionally, a public information program (including signage) is in place to notify the public of the use and location of recycled water application.

### **Regional Water Quality Control Board - Recycled Water Master Reclamation Permit**

The recycled water distribution system operates under a Master Water Reclamation Permit (Order No. 97-147) issued by the Regional Water Quality Control Board (RWQCB). This permit contains specific prohibitions on the use of recycled water by the City and places stringent water quality and treatment and disinfection standards on the City’s recycled water.

## **Local**

### **City of Roseville General Plan**

The Public Facilities Element of the *City of Roseville General Plan (2020a)* contains the following water policies that may be applicable to the project:

#### **Water System**

- ▶ **Policy PF6.1:** Secure and maintain sufficient and diverse sources of water to meet the needs of the existing community and planned growth.

- ▶ **Policy PF6.2:** Provide sufficient water treatment capacity and infrastructure to meet projected water demand through buildout of the General Plan.
- ▶ **Policy PF6.5:** New development shall pay a fair share of the cost for adequate water supply, treatment and distribution, including extension of water mains, easement acquisitions, treatment plant expansions, water storage, groundwater wells, pumping expansions, and dry year reliability.
- ▶ **Policy PF6.6:** Design the City's water system to maintain a minimum water pressure of 50 pounds per square inch, while providing adequate water to meet fire demands in the system.
- ▶ **Policy PF6.10:** Develop and implement water efficiency standards and measures as necessary elements of the water system.
- ▶ **Policy PF6.11:** Continue the management and expansion of the groundwater and aquifer storage and recovery program to increase resiliency and reliability of water supply during all supply conditions.

### **Recycled Water Systems**

- ▶ **Policy PF7.1:** Expand recycled water distribution system to deliver and meet estimated irrigation demands.

### **City of Roseville Urban Water Management Plan**

The City prepared and adopted a 2020 UWMP. This plan was prepared to comply with the UWMPA of the California Water Code (described above). UWMPs must be developed by urban water providers supplying more than 3,000 customers or supplying more than 3,000 acre-feet (af) of water annually and submitted to DWR every 5 years. The UWMP describes the availability of water and discusses water use, recycled water use, and water conservation (City of Roseville 2022).

### **City of Roseville Municipal Code**

Section 14 of the City's Municipal Code contains regulations associated with water rates, conservation, and water waste prohibitions. Chapter 14.17 of the City's Municipal Code contains regulations pertaining to recycled water use. It is the policy of the City of Roseville that where the use of recycled water is feasible, appropriate, and acceptable to all applicable regulatory agencies, the City will require an owner or customer to use recycled water in lieu of potable water where appropriate. The Recycled Water Division of the Environmental Utilities Department manages recycled water use in the City of Roseville.

### **City of Roseville Improvement Standards**

Section 8 of the City's Improvement Standards (Water System Design) provides criteria for the design of domestic water systems. Compliance with these standards ensures water delivery facilities are properly sized to distribute water to any new customers that would be created as a result of implementing the proposed project.

Section 14 of the City's Improvement Standards (Recycled Water Infrastructure Design) provides criteria for design of recycled water systems. Compliance with these standards reduces impacts related to recycled water distribution by ensuring that these systems are properly sized for anticipated demands.

### **City of Roseville Water Conservation Ordinance**

In 1991, the City developed and adopted the Roseville Water Conservation and Drought Mitigation Ordinance as documented in the City's Municipal Code Chapter 14.09. Under this ordinance, the City has authority to declare water shortage conditions and implement drought-related mitigation measures. In February 2008, the City of Roseville adopted Ordinance 4629, which added Sections 14.09.200 through 14.09-220 and amended Sections 14.09-020 through 14.09.090 of the Roseville Municipal Code regarding water conservation. The purpose of this ordinance is to ensure compliance with all federal, state, and local requirements relating to water conservation and drought mitigation. Ordinance 4629 provides an approach to conservation that reflects there are now more water customers billed on metered rates, which creates additional tools to achieve conservation.

### City of Roseville Landscape Ordinance

In 2006, the State enacted legislation requiring DWR to update the State Model Water Efficient Landscape Ordinance. The updated model ordinance contains several new landscape and irrigation design requirements aimed at reducing water waste in landscape irrigation. All local land use agencies are required to adopt the model ordinance or develop an ordinance that is at least as effective by January 2010. The City of Roseville adopted an Ordinance tailored to meet the City's needs that is based on, and is at least as effective as, the model ordinance. The new Water Efficient Landscape Ordinance has been incorporated into the City's Zoning Ordinance as Chapter 19.67 and supersedes the City's 1993 Water Efficient Landscape Requirements document.

## WASTEWATER

### Federal

#### Clean Water Act

The Clean Water Act (CWA) employs a variety of regulatory and non-regulatory tools to reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. Those portions of the CWA that relate to wastewater discharges are discussed below.

#### National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) permit program was established under the CWA to regulate municipal and industrial discharges to surface waters of the United States. NPDES permit regulations have been established for broad categories of discharges including point source waste discharges and nonpoint sources (nonpoint source discharges are further discussed in Section 3.12, "Hydrology and Water Quality"). Each NPDES permit identifies limits on allowable concentrations and mass loadings of pollutants contained in the discharge. Sections 401 and 402 of the CWA contain general requirements regarding NPDES permits. Section 307 of the CWA describes the factors that EPA must consider in setting effluent limits for priority pollutants.

NPDES permits cover various industrial and municipal discharges, including discharges from storm sewer systems in larger cities, stormwater generated by industrial activity, runoff from construction sites disturbing more than 1 acre, and mining operations. Point source dischargers must obtain a discharge permit from the proper authority (usually a state, sometimes EPA, a tribe, or a territory). So-called "indirect" point source dischargers are not required to obtain NPDES permits. "Indirect" dischargers send their wastewater into a public sewer system, which carries it to the municipal sewage treatment plant, through which it passes before entering any surface water. Examples of "indirect" dischargers include septic systems, agricultural drainage systems, groundwater injection wells, leaking underground storage tanks, stormwater infiltration basins, and land application of wastewater or sludge.

### State

#### NPDES Permit for the Pleasant Grove Wastewater Treatment Plant

In June 2025, the Central Valley RWQCB determined that the Pleasant Grove Wastewater Treatment Plant (PGWWTP) is eligible for coverage under the Municipal General Order. The PGWWTP discharge is assigned Municipal General Order Enrollee No. R5-2023-0025-006 under NPDES Permit CAG585001, which became effective on October 1, 2025. PGWWTP treats wastewater from its service area before discharging it to Pleasant Grove Creek. This is an NPDES self-monitoring permit that outlines performance standards for the effluent into Pleasant Grove Creek. This is normally updated every 5 years. A new permit must be issued in the event of a major change or expansion of the facility.

### Local

#### City of Roseville General Plan

The Public Facilities Element of the *City of Roseville General Plan (2020a)* contains the following wastewater policies that may be applicable to the project:

- ▶ **Policy PF7.3:** Ensure that wastewater treatment capacity is available for planned development and intensification and that wastewater generation is minimized.

### **City of Roseville Municipal Code**

Section 14 of the City's Municipal Code contains requirements associated with sewer use, sewer rates and charges, and industrial wastewater. Chapters 14.12 and 14.26 prohibit discharge to a sanitary sewer of any pollutant or wastewater that would interfere with the operation or performance of the City's wastewater collection or treatment facilities.

### **City of Roseville Improvement Standards**

Section 9 of the City's Improvement Standards (Sanitary Sewer Design) contains criteria for design of sewer systems. Compliance with these standards is intended to reduce environmental impacts related to wastewater conveyance by ensuring that wastewater collection and conveyance facilities are properly sized to convey generated flows.

## **SOLID WASTE**

### **Federal**

#### **Resource Conservation and Recovery Act**

The Resource Conservation and Recovery Act (RCRA) was enacted in 1976, codified under Title 42 of the US Code Section 6901 et seq. RCRA is overseen by the EPA and serves as the primary regulation governing disposal of solid and hazardous waste in the United States.

### **State**

#### **California Building Standards Code (Title 24)**

Where a local jurisdiction has not adopted a more stringent construction and demolition (C&D) ordinance, construction activities are required to implement Section 5.408 of the California Green Building Standards Code (CALGreen Code). Under Section 5.408, and in accordance with amendments to SB 1374 (2002), effective January 1, 2017, a minimum of 65 percent of nonhazardous C&D waste must be recycled and/or salvaged for reuse. Applicable projects are required to prepare and implement a construction waste management plan, which is submitted to the local jurisdiction before building permits are issued. Applicable projects include all newly constructed residential buildings or structures, existing residential buildings or structures with additions/alterations, all newly constructed nonresidential buildings or structures, existing nonresidential buildings with additions of 1,000 or more square feet, and existing nonresidential alterations when permit valuation or estimated construction cost of alteration is \$200,000 or more.

#### **California Integrated Waste Management Act (1989)**

To minimize the amount of solid waste that must be disposed of in landfills, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties were required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000. Solid waste plans are required to explain how each city's AB 939 plan will be integrated with the county plan. In order of priority, the plans must promote source reduction, recycling and composting, and environmentally safe transformation and land disposal.

In 2011, AB 341 modified the California Integrated Waste Management Act, established a statewide recycling goal of 75 percent, and directed CalRecycle to develop and adopt regulations for mandatory commercial recycling. The resulting Mandatory Commercial Recycling Regulation requires that on and after July 1, 2012, certain businesses that generate 4 cubic yards or more of commercial solid waste per week shall arrange for recycling services. To comply with this requirement, businesses may either separate recyclables and self-haul them or subscribe to a recycling service that includes mixed waste processing.

AB 1826 (Chapter 727, Statutes of 2014; Mandatory Commercial Organics Recycling) requires businesses that generate a specified amount of organic waste per week to arrange for recycling services for that waste, requires jurisdictions to implement recycling programs to divert organic waste from businesses subject to the law, and requires periodic reporting to CalRecycle by jurisdictions on their progress in implementing the program. Organic waste includes food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste. Effective April 1, 2016, businesses that generate 8 cubic yards of organic waste per week shall arrange for organic waste recycling services. Effective January 1, 2017, businesses that generate 4 cubic yards of organic waste per week shall arrange for organic waste recycling services.

## Local

### City of Roseville General Plan

The Public Facilities Element of the *City of Roseville General Plan (2020a)* contains the following solid waste policies that may be applicable to the project:

- ▶ **Policy PF8.2:** Comply with the source reduction and recycling standards by reducing the projected quantity of solid waste disposed at the regional landfill.
- ▶ **Policy PF8.3:** Require a waste characterization profile for proposed large-scale commercial and industrial development projects.

### City of Roseville Code of Ordinances

Section 9 of the City's Municipal Code contains requirements associated with waste collection, waste collection rates, and organic waste generator requirements. Chapter 9.12.120 prohibits the accumulation of solid waste, organic waste, or garbage.

## 3.11.2 Environmental Setting

Public utilities for the project site are provided by the City of Roseville, as discussed in detail below.

## WATER SUPPLY

The City of Roseville Environmental Utilities is responsible for water services within the city limits, including the project site, with the exception of a few small areas of the city that are served by PCWA, San Juan Water District, and Citrus Heights Water District. The City provides drinking water from surface water and groundwater resources. Surface water is provided through contracts with PCWA, and the US Bureau of Reclamation (USBR). Surface water from the American River is diverted at the Folsom Lake Pumping Plant located at Folsom Dam. The City has a diversion capacity of 150 cubic feet per second (cfs) or 96 million gallons per day (mgd) at Folsom Dam. Untreated water supplies received at Folsom Lake Pumping Plant are conveyed by gravity or pumped by USBR depending on lake level through two parallel pipelines (84-inch and 72-inch). The common facilities split and thereafter raw water is conveyed through parallel pipelines—a 60-inch diameter pipeline and a 48-inch diameter pipeline—to the City's Barton Road Water Treatment Plant (WTP), which has a treatment capacity of 100 mgd (City of Roseville 2022: 3-1). Additionally, the City has 17 intertie facilities with neighboring agencies through which water supplies may be transferred under normal water year conditions as well as emergency or drought conditions (City of Roseville 2022: 6-1).

Water supplies for the City also include groundwater from the North American Subbasin of the Sacramento Valley Groundwater Basin (City of Roseville 2022: 6-3). The City currently owns and maintains seven groundwater wells. six of the seven wells are capable of aquifer storage and recovery whereby treated water is injected into the underlying aquifer for later extraction and use. Surface water and groundwater resources are also described in detail in Section 3.12, "Hydrology and Water Quality."

## Normal Years

The City has relied on river water for its primary source of water supply since 1971 and diverts water under four contracts for untreated surface water. The four untreated surface water contract entitlements for American River supply a total of 66,000 acre-feet per year (afy). The City’s purchased surface water supply is subject to reductions pursuant to the Water Forum Agreement (WFA), which provides the framework for how water resources, including surface water and groundwater supplies, would be used in the region through the year 2030. The City along with several other Sacramento-area water suppliers are signatory to the January 2000 WFA. The WFA includes limitations on City surface water diversions from the American River under various hydrologic conditions (Table 3.11-1) (City of Roseville 2022).

In addition, groundwater is available in all year types and recycled water is used within the city for nonpotable uses. Table 3.11-1 shows the City’s schedule of authorized water supply over the next approximately 20 years, as projected in the 2020 UWMP.

**Table 3.11-1 Normal Year Available Water Supplies in Acre-Feet per Year**

Water Source	2025	2030	2035	2040	2045
US Bureau of Reclamation	32,000	32,000	32,000	32,000	32,000
Placer County Water Agency <sup>1</sup>	30,000	30,000	30,000	30,000	30,000
San Juan Water District <sup>1</sup>	4,000	4,000	4,000	4,000	4,000
Water Forum Limitation <sup>2</sup>	-7,100	-7,100	-7,100	-7,100	-7,100
Placer County Water Agency (Future)	0	0	3,360	3,360	3,360
Groundwater	1,560	2,720	3,350	3,350	3,350
<b>Total (Potable Water Only)</b>	<b>60,460</b>	<b>61,620</b>	<b>65,610</b>	<b>65,610</b>	<b>65,610</b>
Recycled Water	4,022	4,435	4,933	4,933	4,933
<b>Total (Potable and Recycled Water)</b>	<b>64,482</b>	<b>66,055</b>	<b>70,543</b>	<b>70,543</b>	<b>70,543</b>

Notes:

<sup>1</sup> In 2023, the City collaborated with Placer County Water Agency to update its water supply agreement. Notably, the City’s previous water supply agreement with the San Juan Water District was consolidated into the Placer County Water Agency contract. Overall, the water supply quantities in the amended agreement remain generally consistent with those projected in the 2020 UWMP.

<sup>2</sup> The Water Forum Agreement limits the City’s maximum surface water diversion to 58,900 acre-feet per year (afy) in normal/wet years, even if there are no curtailments on the City’s total contract amounts of 66,000 afy.

Sources: City of Roseville 2022: DWR Table 6-9; West Yost 2025.

## Dry Years

The City’s purchased surface water supply is subject to reductions during dry years (seasonal and climatic shortages) pursuant to the WFA, the USBR Operations Criteria and Plan (OCAP), and the Central Valley Project Municipal and Industrial Water Shortage Policy. The City’s USBR contracted amount is assumed to be reduced by 75 percent in single dry years and the 5<sup>th</sup> year of a 5-year drought. Central Valley Project allocations can be affected by:

- ▶ Forecasted reservoir inflows and Central Valley hydrologic water supply;
- ▶ Current amounts of storage in upstream reservoirs and in San Luis Reservoir;
- ▶ Projected water demands in the Sacramento Valley;
- ▶ Instream and Delta regulatory requirements;
- ▶ Annual management of Section 3406(b)(2) of the Central Valley Project Improvement Act resources (related to fish and wildlife); and/or
- ▶ Efficient use of Central Valley Project and State Water Project export capacity through Joint Point of Diversion flexibility.

Table 3.11-2 shows the City's available water supplies during a single drought year and in year 5 of a 5-year drought, as projected in the 2020 UWMP. It is important to note that during the drier and driest years, the City has an agreement with PCWA to release an additional 20,000 afy of water down the American River on the City's behalf through re-operation of PCWA's American River Middle Fork Project (MFP). This 20,000 afy of water is not part of the City's contracted supply of 66,000 afy (City of Roseville 2022).

**Table 3.11-2 Single Dry Year and Year 5 of Multiple Dry Years Water Supplies in Acre-Feet per Year**

Water Source	2025	2030	2035	2040	2045
US Bureau of Reclamation <sup>1</sup>	8,000	8,000	8,000	8,000	8,000
Placer County Water Agency <sup>2</sup>	30,000	30,000	30,000	30,000	30,000
San Juan Water District <sup>2</sup>	0	0	0	0	0
Water Forum Limitation <sup>3</sup>	0	0	0	0	0
Placer County Water Agency (Future)	0	0	3,360	3,360	3,360
Groundwater	7,920	12,570	14,431	14,431	14,431
<b>Total (Potable Water Only)</b>	<b>45,920</b>	<b>50,570</b>	<b>55,791</b>	<b>55,791</b>	<b>55,791</b>
Recycled Water	4,022	4,435	4,933	4,933	4,933
<b>Total (Potable and Recycled Water)</b>	<b>49,942</b>	<b>55,005</b>	<b>60,724</b>	<b>60,724</b>	<b>60,724</b>

Notes:

- <sup>1</sup> The City's 2020 UWMP assumed that water deliveries to the City from the US Bureau of Reclamation would be reduced by 75 percent during a single dry year and in the fifth year of a five-year drought. This assumption reflected the actual curtailment the City experienced in 2015. However, in 2022, the City's US Bureau of Reclamation allocation was reduced by 100 percent, resulting in a zero allotment. With this curtailment, the projected supply shortage during a single dry year or the 5<sup>th</sup> year of an extended drought would increase to approximately 16.4 percent. Under these conditions, the City may need to implement Stage 2 of its Water Shortage Contingency Plan to reduce demand to levels that can be met with available supplies.
- <sup>2</sup> In 2023, the City collaborated with Placer County Water Agency to update its water supply agreement. Notably, the City's previous water supply agreement with the San Juan Water District was consolidated into the Placer County Water Agency contract. Overall, the water supply quantities in the amended agreement remain generally consistent with those projected in the 2020 UWMP.
- <sup>3</sup> The Water Forum Agreement limits the City's maximum surface water diversion to 58,900 acre-feet per year (afy) in normal/wet years, even if there are no curtailments on the City's total contract amounts of 66,000 afy.

Sources: City of Roseville 2022: COR Table 7-D; West Yost 2025.

## Groundwater Supply

Groundwater is available for use as part of the City's water supply portfolio in all year types including normal, single dry, or multiple dry year scenarios (Tables 3.11-1 and 3.11-2). Importantly, groundwater will be a critical resource in future drought years as it supplements increasingly vulnerable surface water supplies. Beginning in 2018, the City began to regularly operate existing groundwater infrastructure. In 2019 and 2020, the City was able to store excess surface water using the aquifer storage and recovery production wells to inject water into the aquifer (City of Roseville 2022).

The City continues to advance projects aimed at strengthening water supply availability and reliability and other long-term projects to increase water resiliency in dry and drought years. These efforts include enhancements to the City's groundwater infrastructure. Since completing the 2020 UWMP, the City has constructed two additional groundwater wells and incorporated aquifer storage and recovery capabilities into existing wells. The City now operates seven groundwater wells, six equipped with aquifer storage and recovery functionality, and plans to add four more wells by 2035. This expanded groundwater capacity aligns with the assumptions outlined in the 2020 UWMP (West Yost 2025).

## Recycled Water

In addition to surface and groundwater supplies, the City operates a recycled water system and program. Current uses of recycled water within the City include irrigation of landscapes and golf courses, industrial cooling for the

Roseville Energy Park, and construction uses such as dust control and soil compaction; recycled water is also conveyed outside the City’s service area for golf course and landscape irrigation.

As of 2025, recycled water demand peaks in July, leaving a small surplus of available supply. For the City to reliably serve significant additional recycled water demand during the irrigation season, improvements to operational storage, distribution system, and booster station capacity expansion would be required.

### Water Supply Reliability

In the City’s 2020 UWMP, projected water demands were calculated by applying the City’s current land-used based unit water demand factors to land uses in the City’s various specific plans at buildout. As shown in Table 3.11-3, buildout of all specific plans is assumed to occur in 2035 with a total potable and recycled water demand of 62,546 afy and remains constant through 2045. In normal years, water supplies exceed projected water demand through 2045. In single and multiple dry years, projected water demand exceeds water supplies between 1,820 afy in 2025 and 2,340 afy in 2035 through 2045. However, projected demands shown in dry years are conservative and do not assume any water conservation.

The City currently has a Water Shortage Contingency Plan (WSCP) in place, as described in Appendix K of the City’s 2020 UWMP. The City assumed in its 2020 UWMP that water demand in single dry or multiple dry years would be equal to normal year water demand. This is a conservative assumption as additional water conservation would likely occur in the event of a drought or another water supply shortage or emergency due to the implementation of additional water conservation measures outlined in the City’s WSCP and Chapter 14.09 of the City’s Municipal Code. The City’s WSCP and Municipal Code include a five-stage plan describing specific actions to reduce water demand by up to 10 percent under a Stage 1 drought, 20 percent under a Stage 2 drought, 30 percent under a Stage 3 drought, 40 percent under a Stage 4 drought, and up to and greater than 50 percent under a Stage 5 drought (City of Roseville 2022). Currently, the City has a target of reducing water use by about 10 percent by 2030 in accordance with California’s “Making Conservation a California Way of Life” regulation (City of Roseville 2024).

**Table 3.11-3 City of Roseville Planned Annual Water Supply and Demand in Acre-Feet per Year**

	2025	2030	2035	2040	2045
Surface water supply	58,900	58,900	62,260	62,260	62,260
Groundwater supply	1,560	2,720	3,350	3,350	3,350
Recycled water supply	4,022	4,435	4,933	4,933	4,933
<b>Total water supply (normal years)</b>	<b>64,482</b>	<b>66,055</b>	<b>70,543</b>	<b>70,543</b>	<b>70,543</b>
Water demand <sup>1</sup>	51,589	56,990	62,547	62,547	62,547
<b>Surplus (+)/Deficit (-) (normal years)</b>	<b>+12,893</b>	<b>+9,065</b>	<b>+7,996</b>	<b>+7,996</b>	<b>+7,996</b>
<b>Total water supply (single dry year or multiple dry years)</b>	<b>49,942</b>	<b>55,005</b>	<b>60,723</b>	<b>60,723</b>	<b>60,723</b>
Water demand <sup>1</sup>	51,589	56,990	62,547	62,547	62,547
<b>Surplus (+)/Deficit (-) (single dry year or multiple dry years)</b>	<b>-1,647</b>	<b>-1,985</b>	<b>-1,824</b>	<b>-1,824</b>	<b>-1,824</b>

Notes:

<sup>1</sup> Includes existing and planned residential, commercial and industrial, institutional/governmental, landscaping, groundwater recharge, and system losses. Does not include projected water demand associated with the proposed project.

Source: City of Roseville 2022: DWR Tables 4-3, 6-9, 7-2, and 7-3.

## WASTEWATER

The City of Roseville, the South Placer Municipal Utility District, and Placer County are regional partners in the South Placer Wastewater Authority (SPWA), a joint powers authority (JPA). The SPWA was created in 2000 to oversee policy for funding regional wastewater infrastructure. The City owns and operates two regional wastewater treatment

facilities on behalf of the regional partners. These treatment facilities are the Dry Creek Wastewater Treatment Plant (DCWWTP) and the PGWWTP. Wastewater from the project site would be treated at the PGWWTP. The City's wastewater collection system includes both gravity wastewater pipelines and lift stations with associated force mains.

### **Pleasant Grove Wastewater Treatment Plant**

The PGWWTP provides tertiary-level treatment through the process of screening, grit removal, extended aeration, secondary clarification, filtration, and ultraviolet disinfection. The plant provides a biological process that achieves full nitrification and de-nitrification and produces recycled water that meets Title 22 regulations. The PGWWTP was originally designed to treat 12 mgd average dry weather flow; however, due to high organic loading from water conservation and other factors, the PGWWTP's effective treatment capacity decreased to approximately 9.5 mgd (City of Roseville 2016). The anticipated growth within the SPWA service area necessitated an expansion of PGWWTP's treatment capacity. Based on growth projections in the SPWA service area, average dry weather flows were projected to exceed 9 mgd around 2025 and be equal to or exceed the PGWWTP's treatment capacity of 9.5 mgd by 2027 (City of Roseville 2017). As a result, the treatment capacity of the PGWWTP was expanded to meet its original 12 mgd design capacity in 2023. The PGWWTP expansion project increased the organic treatment capacity of the plant by adding primary clarification, sludge thickening, and anaerobic digestion to the treatment process. Increasing the organic treatment capacity of the existing PGWWTP from 9.5 mgd to its original design capacity of 12 mgd average dry weather flow will accommodate the anticipated wastewater treatment demands through approximately 2040 (City of Roseville 2017).

## **ELECTRICITY AND NATURAL GAS**

Roseville Electric provides electrical service to customers within the City limits. The City's utility obtains power from a variety of sources. In 2024, Roseville Electric consisted of 31 percent renewable energy, which consisted of solar, wind, hydroelectric, geothermal, and biomass (Roseville Electric 2025). The nearest point of connection to the project site is an existing 12 kilovolt (kV) line located near Blue Oaks Boulevard. The Pacific Gas and Electric Company (PG&E) is the natural gas service provider for the City. PG&E's underground transmission pipelines are located throughout City rights-of-way to serve existing development. Expansion of electrical and natural gas facilities would be required to serve the proposed project.

## **TELECOMMUNICATIONS**

Telecommunication (e.g., phone and internet) facilities are provided through aboveground and underground infrastructure facilities along roads throughout the City. Telecommunications service in the City are provided by a variety of service providers, including by AT&T, Xfinity (Comcast), T-Mobile Home Internet, and Verizon.

## **SOLID WASTE**

Solid waste generated in the city of Roseville is collected and hauled by the City and delivered to the Western Regional Sanitary Landfill, operated by the Western Placer Waste Management Authority (WPWMA) for processing and disposal. The WPWMA is a Joint Powers Authority comprised of the cities of Roseville, Rocklin, and Lincoln and Placer County. The Western Regional Sanitary Landfill is a Class II/III municipal solid waste (non-hazardous) landfill and is permitted to accept 1,900 tons of solid waste per day and 624 vehicles per day. The facility, which opened in 1995, receives, separates, processes, and markets recyclable materials removed from delivered solid waste. In addition to the landfill, the facility includes a public waste and recyclables drop-off area, a compost area, a C&D processing area, the Material Recovery Facility (MRF), and a household hazardous waste collection area. Most solid waste collected from the city of Roseville is delivered to the MRF for processing. The landfill has a total capacity of 36.4 million cubic yards. The maximum permitted throughput at Western Regional Sanitary Landfill is 1,900 tons per day (CalRecycle 2025). As of June 30, 2017, the landfill had a remaining disposal capacity of approximately 24.5 million cubic yards. Based on projected waste disposal, which assumes a 2 percent average annual increase in municipal solid waste, the landfill is currently estimated to reach the end of its life in 2058 (City of Roseville 2020b). Expansion of the landfill to extend its operational life an

additional 43 to 52 years was evaluated in an EIR (WPWMA 2021; State Clearinghouse No. 2019039087). This expansion, which was approved in December 2022, would expand the permitted capacity of the landfill to between 45.1 and 50.2 million cubic yards (WPWMA 2021).

### 3.11.3 Environmental Impacts and Mitigation Measures

#### ANALYSIS METHODOLOGY

CEQA Guidelines Section 15155 requires preparation of a WSA when a project is of sufficient size to be defined as a "water-demand project." The analysis of water supply is based on information included in the 2022 WSA (West Yost 2022) and 2025 WSA Amendment (West Yost 2025). Analysis of wastewater treatment, wastewater conveyance, and potable water conveyance is based on information included in the *Phillip Road Site Potable Water Master Plan* (Laugenour and Meikle 2025a), *Phillip Road Site Recycled Water Master Plan* (Laugenour and Meikle 2025b), *Phillip Road Site Wastewater Master Plan* (Laugenour and Meikle 2026), and *Phillip Road Site Water Conservation Plan* (Laugenour and Meikle 2025c).

Impacts associated with electricity and natural gas could occur if the project would require or result in the construction of new or expanded electricity and natural gas facilities, the construction of which could cause significant environmental effects. Impacts on electrical infrastructure and natural gas infrastructure were addressed by evaluating connection points near the project site and examining updates to nearby infrastructure required to adequately serve the project site. Telecommunications facilities are typically co-located with electrical infrastructure; thus, potential effects related to the relocation of construction of electrical (or telecommunications) infrastructure are evaluated together. Additionally, see Section 3.14, "Energy," for analysis of the project impacts related to energy.

Solid waste disposal demands that would result from the project are based on solid waste generation rates in the 2035 General Plan EIR (City of Roseville 2020b). When possible, a quantitative comparison was used to determine impacts of the project on future demands.

#### THRESHOLDS OF SIGNIFICANCE

Thresholds of significance are based on Appendix G of the State CEQA Guidelines. The project would have a significant impact related to utilities and service systems if it would:

- ▶ require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- ▶ have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years;
- ▶ result in a determination by the wastewater treatment provider that 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;
- ▶ generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure;
- ▶ negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals; or
- ▶ comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

#### ISSUES NOT DISCUSSED FURTHER

As noted above, project effects related to increased demand for electricity and natural gas for construction and operations are also evaluated in Section 3.14, "Energy." Potential effects related to stormwater and drainage are addressed in Section 3.12, "Hydrology and Water Quality."

## ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### Impact 3.11-1: New or Expanded Utility Infrastructure or Determination of Inadequate Capacity

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The project would develop a currently vacant site into a mixed-use development, which would require the extension of nearby potable water, recycled water, wastewater, stormwater, and electrical infrastructure onto the project site. All project-related utility infrastructure extensions and hookups would occur within the disturbance area of the project site, within existing roadways (i.e., Blue Oaks Boulevard, Phillip Road, and Westbrook Boulevard), and within a public utility easement located in City-designated open space along the south side of Blue Oaks Boulevard. The environmental effects of these utility infrastructure extensions and hookups have been analyzed in this EIR and mitigation measures have been identified, where necessary, that would reduce or avoid most impacts to a less-than-significant level. No additional utility infrastructure beyond what was described and evaluated in this EIR would be required to serve the project. Therefore, the impact would be **less than significant**.

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The project site is a vacant parcel, and existing utility infrastructure would be extended onto the project site to serve the proposed project from existing, nearby connections, as detailed below. The project also includes the development of a new electrical substation on the project site.

#### Water Supply

Water supply would be provided to the project site by the City of Roseville Environmental Utilities. The City manages a water distribution system comprised of distribution and transmission mains, storage facilities, pump stations, interties, pressure reducing stations, groundwater facilities, and the Barton Road WTP. The City's water is sourced from surface water and groundwater from the North American Subbasin. The City has a diversion capacity of 150 cfs or 96 mgd at Folsom Dam. From the pump station, raw water is conveyed through parallel pipelines to the Barton Road WTP. Barton Road WTP has a treatment of up to 100 mgd. The project would require construction of new and expanded potable water and recycled water infrastructure. (City of Roseville 2022)

As discussed further under Impact 3.11-2, the potable water demand for the proposed project is estimated to be 368 afy (West Yost 2025). The project would require utility infrastructure extensions to serve potable water to the project, including three transmission line connections. An up to 36-inch pipe would replace or run parallel to the existing 12-inch pipe in Blue Oaks Boulevard. The second connection would be located at the west end of Grasscreek Drive, at the project's eastern property line where an existing 12-inch main was constructed as part of the adjacent Creekview subdivision. The third connection would be in the future Benchmark Drive, when the project begins development of north Pleasant Grove Creek. The low-density residential subdivisions would have a network of 8-inch and 12-inch water mains in the street and the high-density residential development would have a 12-inch loop through the site, in accordance with the City of Roseville Design Standards (Laugenour and Meikle 2025a). All of the potable water infrastructure would be constructed within the disturbance area of the project site or within existing roadways. Impacts associated with construction of new or extended potable water infrastructure are analyzed throughout this EIR.

As discussed further under Impact 3.11-2, the recycled water demand for the proposed project is estimated to be 634 afy, consisting of approximately 96 afy for landscape irrigation and 538 afy for the data center cooling system (if a data center is developed). As demonstrated under Impact 3.11-2, the City's future recycled water supplies are projected to be sufficient to meet anticipated recycled water demands, including those associated with the proposed project. However, the applicant would be required to construct recycled water infrastructure before recycled water can be supplied to the project (Laugenour and Meikle 2025b).

As detailed in Chapter 2, "Project Description," at buildout, the project would involve installation of a new 12-inch recycled water main within Blue Oaks Boulevard that would connect to the existing 24-inch recycled water main at Westbrook Boulevard. The new 12-inch recycled water main would continue along Blue Oaks Boulevard to Street A. The recycled water main size in Street A would be a 10-inch recycled water main at the Blue Oaks Boulevard intersection, then reduced to an 8-inch recycled water main, and then finally a 6-inch recycled water main as it travels north to serve the project site. Additionally, a new 6-inch recycled water main would be installed on the proposed bridge that traverses Pleasant Grove Creek and Pleasant Grove Creek Bypass Channel, to provide service to the

northern portion of the project site. The proposed recycled water pipes have been sized to accommodate the recycled water demand for the project (Laugenour and Meikle 2025b). Impacts associated with construction of recycled water infrastructure proposed within the disturbance area of the project site or within existing roadways are analyzed throughout this EIR.

Based on the above discussion, all project-related potable and recycled water infrastructure would be constructed within the project disturbance area or existing roadways, and the potential impacts of installing this infrastructure have been evaluated in this EIR. No additional potable or recycled water infrastructure beyond what was described and evaluated in this EIR would be required to serve the project.

### Wastewater

Wastewater service would be provided to the project site by the City of Roseville Environmental Utilities. The new wastewater infrastructure would carry wastewater from the site to a lift station located south of the Pleasant Grove Creek Bypass Channel and then to the PGWWTP. Dual force mains would be constructed from the lift station along Blue Oaks Boulevard and Westbrook Boulevard to pump flows to a new manhole on the west side of Westbrook Boulevard. A new sewer manhole will be constructed on the west side of Westbrook Boulevard and a gravity pipe will then convey flows to a new sewer manhole in Westbrook Boulevard to connect to the existing 21-inch sewer pipe. The wastewater pipelines have been sized with adequate capacity to serve the project (Laugenour and Meikle 2026). All of the wastewater infrastructure would be within the disturbance area of the project site or within existing roadways. Impacts associated with construction of new or extended utility infrastructure are analyzed throughout this EIR.

PGWWTP was expanded to increase its average flow capacity to 12 mgd. The project is projected to generate approximately 0.4 mgd average dry weather flow of wastewater (Laugenour and Meikle 2026). The project's wastewater output would be approximately 3 percent of the remaining daily average capacity of the PGWWTP. Therefore, the project is not anticipated to strain the wastewater treatment system such that it would require the construction of new or expanded wastewater infrastructure.

### Electricity, Natural Gas, and Telecommunications

The project would require the construction of new and expanded electrical and natural gas infrastructure. As detailed in Chapter 2, "Project Description," at buildout, the project is anticipated to need 49 megavolt-ampere (MVA) of power. Roseville Electric has determined that there are 5 MVA of power available for the project. The initial 5 MVA of power requires the extension of two existing 12 kV underground lines. The additional 44 MVA would be provided by a new electrical substation. The substation would be 225 feet by 175 feet. Although substation design is not completed yet, the substation would likely consist of steel structures, approximately 40 feet tall with 70-foot tall steel poles. Two 70-foot-tall double-circuit, single pole construction, overhead 60 kV line extensions will be installed within a public utility easement located in City-designated open space along the south side of Blue Oaks Boulevard. The overhead 60 kV line extensions would begin at the southeast corner of Westbrook Boulevard, extend along the south side of Blue Oaks Boulevard, and connect to the project site on the commercial side of the substation. The proposed location of the substation and proposed alignment for the power lines is shown on Figure 2-9 in Chapter 2, "Project Description."

Physical environmental impacts associated with construction and operation of the new electrical substation and associated infrastructure are evaluated throughout this EIR and mitigation measures are identified, where necessary, that would avoid or reduce most impacts to a less-than-significant level. Thus, project implementation would not result in significant environmental effects associated with the relocation or construction of new or expanded electrical infrastructure.

### Summary

The project would develop a currently vacant site into a mixed-use development, which would require extending the surrounding utility infrastructure onto the project site. All project-related utility infrastructure extensions and hookups would occur within the disturbance area of the project site, within existing roadways (i.e., Blue Oaks Boulevard, Phillip Road, and Westbrook Boulevard), and within a public utility easement located in City-designated open space along the south side of Blue Oaks Boulevard. The environmental effects of these utility infrastructure extensions and hookups have been analyzed in this EIR and mitigation measures have been identified, where necessary, that would reduce or avoid most impacts to a less-than-significant level. No additional utility infrastructure beyond what was described and evaluated in this EIR would be required to serve the project. Therefore, the impact would be **less than significant**.

## Mitigation Measures

No mitigation is required.

### Impact 3.11-2: Adequacy of Water Supplies

The projected water supplies in normal years would exceed water demands for the City, including the proposed project. In single dry and multiple dry years, there would be a deficit in projected water supplies. However, the City will implement the provisions of its WSCP to reduce water demand and make up the supply deficit in the event of any water shortages. Therefore, with implementation of water conservation measures, the City is expected to have adequate water supplies to serve the project in addition to the City’s projected water demand in the 2020 UWMP during normal, dry, and multiple dry years. In addition, in 2023, the City and PCWA amended their longstanding water agreement to allow the City additional water supplies to address future needs of newly planned development areas, infill areas, and accessory dwelling units to meet the requirements of the State’s Regional Housing Needs Assessment. The impact would be **less than significant**.

As described above in Section, 3.11.2, “Environmental Setting,” the 2020 UWMP is a long-term water resource planning document used by the City to ensure there is enough water to meet both existing and future demands in normal, dry, and multiple dry years. The City’s 2020 UWMP projects potable water demand through 2035 by applying the City’s current land-use based unit water demand factors to land uses in the city’s various specific plans at buildout. At the time the 2020 UWMP was prepared, the proposed project was not considered in the City’s water demand projections.

As discussed in Section 3.11.1, “Regulatory Setting,” a 2022 WSA was prepared to evaluate the availability of water supplies to serve the Roseville Industrial Park Project, which was previously planned for development at the project site. An amendment to the 2022 WSA was prepared in December 2025 to provide updated water demand projections for the project as currently proposed. The 2025 WSA Amendment also considers updated water supply availability information that became available subsequent to the release of the City of Roseville 2020 UWMP and the 2022 WSA. The following analysis considers whether sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development during normal, dry, and multiple dry years, relying on the findings of the 2022 WSA and 2025 WSA Amendment.

#### 2022 WSA Findings for the Previously Proposed Project

The previously proposed project was estimated to have approximately 1,938 employees and up to 15 industrial buildings totaling approximately 2,415,000 square feet. The land uses that were assumed for the previously proposed project were light manufacturing, warehouse and distribution uses, and a potential electrical substation. The total water demand for the previously proposed project was estimated to be 561 afy, including 518 afy of potable water and 43 afy of recycled water (West Yost 2022).

Because the previously proposed project was not included in the City’s 2020 UWMP, the 2022 WSA recalculated supply and demand comparisons for normal, single dry, and multiple dry years to include the projected water demand for the project (Table 3.11-4). According to the City’s 2020 UWMP and the technical analysis provided in the 2022 WSA, no water supply shortages were projected during normal water years through 2045. In single dry years, supply shortages of up to 3.7 percent were projected, and in multiple dry years, shortages ranging from 0.3 percent to 8.6 percent were projected in the fourth and fifth years of an extended drought.

**Table 3.11-4 Summary of City of Roseville + Roseville Industrial Park Project Water Supply and Demand Comparison**

Year Type	2025	2030	2035	2040	2045
<b>Normal Year</b>					
Total water supply	64,496	66,084	70,586	70,586	70,586
City water demand	51,589	56,990	62,546	62,546	62,546

Year Type	2025	2030	2035	2040	2045
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>+12,720</b>	<b>+8,720</b>	<b>+7,479</b>	<b>+7,479</b>	<b>+7,479</b>
<b>Percent Shortfall</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Single Dry Year</b>					
Total water supply	49,956	55,034	60,767	60,767	60,767
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>-1,820</b>	<b>-2,330</b>	<b>-2,340</b>	<b>-2,340</b>	<b>-2,340</b>
<b>Percent Shortfall</b>	<b>3.5%</b>	<b>4.1%</b>	<b>3.7%</b>	<b>3.7%</b>	<b>3.7%</b>
<b>Multiple Dry Year 1</b>					
Total water supply	64,496	66,084	70,586	70,586	70,586
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>+12,720</b>	<b>+8,720</b>	<b>+7,479</b>	<b>+7,479</b>	<b>+7,479</b>
<b>Percent Shortfall</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Multiple Dry Year 2</b>					
Total water supply	59,596	61,184	65,686	65,686	65,686
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>+7,820</b>	<b>+3,820</b>	<b>+2,579</b>	<b>+2,579</b>	<b>+2,579</b>
<b>Percent Shortfall</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Multiple Dry Year 3</b>					
Total water supply	59,596	61,184	65,686	65,686	65,686
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>+7,820</b>	<b>+3,820</b>	<b>+2,579</b>	<b>+2,579</b>	<b>+2,579</b>
<b>Percent Shortfall</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>
<b>Multiple Dry Year 4</b>					
Total water supply	51,596	53,184	57,686	57,686	57,686
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>-180</b>	<b>-4,180</b>	<b>-5,421</b>	<b>-5,421</b>	<b>-5,421</b>
<b>Percent Shortfall</b>	<b>0.3%</b>	<b>7.3%</b>	<b>8.6%</b>	<b>8.6%</b>	<b>8.6%</b>
<b>Multiple Dry Year 5</b>					
Total water supply	49,956	55,034	60,767	60,767	60,767

Year Type	2025	2030	2035	2040	2045
City water demand	51,589	56,990	62,546	62,546	62,546
Roseville Industrial Park Project water demand	187	374	561	561	561
<b>Surplus (+)/Deficit (-)</b>	<b>-1,820</b>	<b>-2,330</b>	<b>-2,340</b>	<b>-2,340</b>	<b>-2,340</b>
<b>Percent Shortfall</b>	<b>3.5%</b>	<b>4.1%</b>	<b>3.7%</b>	<b>3.7%</b>	<b>3.7%</b>

Source: West Yost 2022: Tables 5-3, 7-2, and 7-3.

The City has established several mechanisms for ensuring sufficient water supplies during normal conditions and periods of water shortage, including contingency planning, water conservation measures, and agreements for additional water. The City will implement the provisions of its WSCP, described above in Section 3.11.2, "Environmental Setting," to reduce water demand and make up the supply deficit in the event of any water shortages. During water shortages, all City water customers would be subject to WSCP water use restrictions. As noted above, the City's WSCP and Municipal Code include a five-stage plan describing specific actions to reduce water demand by up to 10 percent under a Stage 1 drought, 20 percent under a Stage 2 drought, 30 percent under a Stage 3 drought, 40 percent under a Stage 4 drought, and up to and greater than 50 percent under a Stage 5 drought (City of Roseville 2022). In addition, the City has a target of reducing water use by about 10 percent by 2030 in accordance with California's "Making Conservation a California Way of Life" regulatory framework (City of Roseville 2024). To further enhance water supply reliability, in 2023, the City and PCWA amended their longstanding water agreement to allow the City to purchase additional water supplies to address future needs of newly planned development areas, infill areas, and accessory dwelling units to meet the requirements of the State's Regional Housing Needs Assessment.

#### **2025 WSA Amendment Findings for the Proposed Project**

The proposed project includes residential, retail, medical offices, and innovation center uses, as well as parks, open space, and trails. For the purposes of the 2025 WSA Amendment, the proposed land uses are characterized as community commercial, light industrial, and public land uses. The total water demand for the proposed project is estimated to be 1,002 afy, consisting of 368 afy of potable water demand and 634 afy of recycled water demand (West Yost 2025).

Table 3.11-5 shows the projected annual water demand for each proposed land use, totaling approximately 518 afy; however, the potable water demand is 368 afy when subtracting the amount of irrigation water that would be supplied by recycled water rather than potable water (97 afy) and the amount of water that would be conserved with implementation of water conservation measures, such as reducing the turf area and utilizing smart controllers for water irrigation (54 afy). All irrigation for the proposed project, except the medium density residential, would use the recycled water system.

**Table 3.11-5 Summary of Projected Water Demands for the Proposed Project**

Location	Land Use	Dwelling Units (DU)	Water Demand Area (ac)	Average Day Unit Water Demand Factor <sup>1</sup>	Average Day Demand (gpd) <sup>2</sup>	Annual Demand (afy)	Recycled Water Demand (afy) <sup>3</sup>
LL1	Community Commercial	--	4.139	2,598 gpd/ac	10,753	12.0	4.5
LL2	Community Commercial	--	3.774	2,598 gpd/ac	9,805	11.0	4.1
LL3	Light Industrial	--	9.180	2,598 gpd/ac	23,850	26.7	10.0
LL4	Public Quasi Public	--	1.033	1,780 gpd/ac	1,839	2.1	1.9
LL5	Light Industrial	--	8.173	2,598 gpd/ac	21,233	23.8	546.6
LL6	Light Industrial	--	7.588	2,598 gpd/ac	19,714	22.1	8.2

Location	Land Use	Dwelling Units (DU)	Water Demand Area (ac)	Average Day Unit Water Demand Factor <sup>1</sup>	Average Day Demand (gpd) <sup>2</sup>	Annual Demand (afy)	Recycled Water Demand (afy) <sup>3</sup>
LL7	Light Industrial	--	7.252	2,598 gpd/ac	18,841	21.1	7.9
LL8	Light Industrial	--	7.508	2,598 gpd/ac	19,506	21.9	8.2
LL9	Light Industrial	--	7.494	2,598 gpd/ac	19,469	21.8	8.1
LL10	Light Industrial	--	8.949	2,598 gpd/ac	23,250	26.0	9.7
LL11	Public Quasi Public	--	0.396	1,780 gpd/ac	705	0.8	0.7
LL12	Low-Medium Density Residential (>6 to 8 du/ac)	162	25.598	430 gpd/du	69,660	78.0	0.0
LL13	Low-Medium Density Residential (>6 to 8 du/ac)	156	23.604	430 gpd/du	67,080	75.1	0.0
LL14	Park	--	3.010	2,988 gpd/ac	8,994	10.1	9.8
LL15	High Density Residential (>16 du/ac)	135	5.859	177 gpd/du	23,895	26.8	8.5
LL16	Open Space	--	13.878	--	--	--	0.0
LL17	Low Density Residential (>3.5 to 5 du/ac)	105	24.257	600 gpd/du	63,000	70.6	0.0
LL18	Park	--	1.904	2,988 gpd/ac	5,689	6.4	6.2
LL19	Low-Medium Density Residential (>5 to 6 du/ac)	106	20.714	521 gpd/du	55,226	61.9	0.0
LL20	Open Space	--	1.026	--	--	--	0.0
<b>Total</b>	--	664	185.336	--	462,508	518.1	634.4

Notes: ac = acre; afy = acre-feet per year; du = dwelling unit; gpd = gallon per day

<sup>1</sup> The average day unit water demand factors for each land use category are found in Section 8-6 of the City of Roseville Design Standards (City of Roseville 2025).

<sup>2</sup> The average day demand is equal to the water demand area multiplied by the average day unit water demand factor.

<sup>3</sup> The recycled water annual demand is found in Table 5 of the Phillip Road Site Potable Master Plan (Laugenour and Meikle 2025a)

Source: Laugenour and Meikle 2025a: Table 2

As shown in Table 3.11-6, the water demand for the proposed project reflects a 150 afy decrease in potable water demand and a 591 afy increase in recycled water demand from what was projected for the previously proposed project. As discussed in Section 2.4.2, "Proposed Land Use Designation," data centers are one of the "specialized industrial" uses that would either be conditionally or principally permitted under the project. If a data center is developed, its cooling system is anticipated to have a water demand of 538 afy, which is planned to be met completely with recycled water. The landscape irrigation demand for the proposed project is anticipated to be 96 afy,

which is also expected to be served by the City’s recycled water system. Recycled water demands would be served from the potable water system in the interim until the necessary recycled water system infrastructure is operational.

**Table 3.11-6 Summary of Projected Water Demands**

	Roseville Industrial Park Project (Previously Proposed Project)	Proposed Project	Change
Potable Water Demand	518 afy	368 afy	-150 afy
Recycled Water Demand	43 afy	634 afy <sup>1</sup>	+590 afy
<b>Total Water Demand</b>	<b>561 afy</b>	<b>1,002 afy</b>	<b>+441 afy</b>

Notes:

<sup>1</sup> The recycled water demand shown includes 97 afy for irrigation demand and 537 afy for the data center. Per the Phillip Road Recycled Water Master Plan (Laugenour and Meikle 2025b), the irrigation demand would be reduced to 38 afy with conservation, including turf area reduction and installation of smart controllers.

Source: West Yost 2025.

Because the proposed project would have a lower potable water demand (368 afy) than the previously proposed project (518 afy), the findings in the 2022 WSA remain valid and indicate that sufficient potable water supplies are available to meet projected demands under normal water year conditions through 2045 (West Yost 2025). The City’s WSCP would continue to apply in the event of shortages during single dry years or extended drought conditions. As noted in Section 3.11.2, “Environmental Setting,” the City’s WSCP and Municipal Code include a five-stage plan describing specific actions to reduce water demand by up to 10 percent under a Stage 1 drought, 20 percent under a Stage 2 drought, 30 percent under a Stage 3 drought, 40 percent under a Stage 4 drought, and up to and greater than 50 percent under a Stage 5 drought (City of Roseville 2022). If the WSCP is implemented, the proposed project would be subject to the same water use restrictions as other customers.

The proposed project would have a higher recycled water demand (634 afy) than the previously proposed project (43 afy). The recycled water demand would not affect potable water supply reliability. However, as noted under Impact 3.11-1, the applicant would be required to construct recycled water infrastructure before recycled water can be supplied to the project, which would consist of recycled water mains that are sized to accommodate the recycled water demand for the project (refer to Impact 3.11-1 for a description of the required recycled water infrastructure) (Laugenour and Meikle 2025b).

As shown in Table 3.11-7, the proposed project would generate an average dry weather flow of 0.173 mgd, which is equivalent to 194 afy. The City has committed to supply recycled water for irrigation equivalent to 69 percent of the average dry weather flow generated by the project, which is 134 afy. Therefore, there would be sufficient recycled water to meet the irrigation recycled water demand of approximately 96 afy (Laugenour and Meikle 2025b).

**Table 3.11-7 Summary of Available Recycled Water Supply and Irrigation Demand for the Proposed Project**

Location	Sewer Location	Recycled Water Supply (adwf) (mgd) <sup>1</sup>	Annual Recycled Water Supply (afy)	Adjusted Supply – 69% (afy)	Recycled Water Demand (afy)	Recycled Water Demand after Landscape Area Reduction (afy) <sup>2</sup>	Recycled Water Demand After Turf Area Reduction (afy) <sup>3</sup>	Recycled Water Demand After Smart Controllers (afy) <sup>4</sup>	Recycled Water Demand After Conservation (afy)	Difference (afy)
LL1	Building A	0.0033	3.7	2.6	4.5	4.5	2.9	2.3	2.3	0.2
LL2	Building B	0.0033	3.7	2.6	4.1	4.1	2.7	2.1	2.1	0.4
LL3	Building C	0.0078	8.7	6.0	10.0	6.6	4.3	3.5	3.5	2.6
LL4	Substation	0.0007	0.8	0.5	1.9	1.9	1.2	1.0	1.0	-0.4
LL5	Building D	0.0069	7.7	5.3	8.9	5.9	3.8	3.1	3.1	2.3

Location	Sewer Location	Recycled Water Supply (adwf) (mgd) <sup>1</sup>	Annual Recycled Water Supply (afy)	Adjusted Supply – 69% (afy)	Recycled Water Demand (afy)	Recycled Water Demand after Landscape Area Reduction (afy) <sup>2</sup>	Recycled Water Demand After Turf Area Reduction (afy) <sup>3</sup>	Recycled Water Demand After Smart Controllers (afy) <sup>4</sup>	Recycled Water Demand After Conservation (afy)	Difference (afy)
LL6	Building E	0.0064	7.2	4.9	8.2	5.5	3.6	2.9	2.9	2.1
LL7	Building F	0.0062	6.9	4.8	7.9	5.3	3.4	2.7	2.7	2.1
LL8	Building G	0.0064	7.2	4.9	8.2	5.4	3.5	2.8	2.8	2.1
LL9	Building H	0.0064	7.2	4.9	8.1	5.4	3.5	2.8	2.8	2.1
LL10	Building I	0.0076	8.5	5.9	9.7	6.5	4.2	3.4	3.4	2.5
LL11	SS Lift Station	0.0003	0.3	0.2	0.7	0.7	0.5	0.4	0.4	-0.1
LL12	Village 1	0.03	33.6	23.2	--	--	--	--	--	23.2
LL13	Village 2	0.03	33.6	23.2	--	--	--	--	--	23.2
LL14	Park	--	--	--	9.8	9.8	6.4	5.1	5.1	-5.1
LL15	Res-Multi	0.0176	19.7	13.6	8.5	5.7	3.7	3.0	3.0	10.6
LL16	Creek	--	--	--	--	--	--	--	--	--
LL17	Village 3	0.02	22.4	15.5	--	--	--	--	--	15.5
LL18	Park North	--	--	--	6.2	6.2	4.0	3.2	3.2	-3.2
LL19	Village 4	0.02	22.4	15.5	0.0	--	--	--	--	15.5
LL20	Bike Trail	--	--	--	--	--	--	--	--	--
<b>Total</b>	--	0.173	193.7	133.6	96.6	73.6	47.8	38.3	38.3	95.4

Notes: adwf = average dry weather flow; afy = acre-feet per year; mgd = million gallons per day

<sup>1</sup> The recycled water supply is the wastewater generated by the proposed project’s land uses.

<sup>2</sup> Irrigated surface area factor reduced from 30 to 20 percent for light industrial and 40 to 27 percent for high-density residential.

<sup>3</sup> A turf area reduction of 50 percent in irrigated surface area results in a 35 percent reduction in irrigation demand.

<sup>4</sup> Smart controllers reduce irrigation amounts by an estimated 20 percent.

Source: Laugenour and Meikle 2025b: Table 8.

As shown in Table 3.11-8, the proposed irrigation demand exceeds the recycled water supplied by the wastewater systems of the proposed project for five months (i.e., May through September). Therefore, water conservation measures (i.e., reducing the turf area and utilizing smart controllers for water irrigation) have been incorporated into the project to reduce water demand (Laugenour and Meikle 2025b).

**Table 3.11-8 Comparison of Recycled Water Demand and Supply**

Month	Recycled Water Supply (acre-feet)	Recycled Water Demand Before Conservation (acre-feet)	Surplus/Deficit Supply Before Conservation (acre-feet)	Supplemental Demand Required Before Conservation?	Recycled Water Demand After Conservation (acre-feet)	Surplus/Deficit Supply After Conservation (acre-feet)	Supplemental Demand Required After Conservation?
January	11.1	0	+11.1	No	0	+11.1	No
February	11.1	0	+11.1	No	0	+11.1	No
March	11.1	1.1	+10.0	No	0.4	+10.7	No
April	11.1	7.2	+3.9	No	2.9	+8.2	No
May	11.1	12.8	-1.7	Yes	5.1	+6.0	No
June	11.1	17.9	-6.8	Yes	7.1	+4.0	No
July	11.1	20.6	-9.5	Yes	8.1	+3.0	No
August	11.1	17.9	-6.8	Yes	7.1	+4.0	No
September	11.1	12.8	-1.7	Yes	5.1	+6.0	No
October	11.1	6.4	+4.7	No	2.5	+8.6	No
November	11.1	0	+11.1	No	0	+11.1	No
December	11.1	0	+11.1	No	0	+11.1	No
<b>Total</b>	133.2	96.6	37.0	--	38.3	95.3	--

Source: Laugenour and Meikle 2025b: Tables 10 and 11.

The proposed project includes an option for a data center, which would require a cooling system that utilizes recycled water. If a data center is constructed, the cooling system is anticipated to produce a waste of 33 percent of the recycled water demand. The 33 percent waste would be conveyed by the sewer system from the project site and returned to the recycled water supply. The monthly recycled water demand for the data center is estimated to be 44.8 acre-feet per month, which exceeds the recycled water supply generated by the proposed project (equivalent to approximately 11.1 acre-feet per month, as shown in Table 3.11-8). However, the City has a surplus of available recycled water supply that would be available to meet this demand. As noted above, the applicant would be required to construct recycled water infrastructure before recycled water can be supplied to the project (Laugenour and Meikle 2025b).

Based on the above discussion, and as documented in the 2022 WSA and 2025 WSA Amendment, the City would have sufficient water supplies to serve the proposed project in addition to the City's projected water demand in the 2020 UWMP during normal, dry, and multiple dry years. Therefore, the impact would be **less than significant**.

### Mitigation Measures

No mitigation is required.

### Impact 3.11-3: Landfill Capacity and Compliance with Solid Waste Regulations

The project's anticipated solid waste production of 7.5-8 tons per day would comprise approximately 0.4 percent of the Western Regional Sanitary Landfill's remaining daily capacity. Given the project's small contribution to the landfill's remaining capacity, it is not anticipated that the project would generate solid waste in excess of the capacity of local infrastructure. Additionally, the project would comply with all applicable federal, state, and local management and reduction statutes related to solid waste, including the state Integrated Waste Management Act and the solid waste policies of the City of Roseville General Plan. For these reasons, the project would have a **less-than-significant** impact on generating 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.

At full buildout, the proposed project is expected to result in 910-980 new employees and 1,550-1,650 residents. Assuming a solid waste generation rate of 8.2 pounds per day (ppd) per employee consistent with the 2035 General Plan EIR (City of Roseville 2020b), the project would generate approximately 7,462-8,036 ppd or 3.7-4 tons per day of solid waste. Assuming a solid waste generation rate of 4.8 pounds ppd per resident consistent with the 2035 General Plan EIR (City of Roseville 2020b), the project would generate approximately 7,440-7,920 ppd or 3.7-4 tpd of solid waste. Altogether, the project is anticipated to generate approximately 14,902-15,956 ppd or 7.5-8 tpd. Solid waste collection at the project site would be provided by the City, which provides both solid waste and recycling services within the City limits. As described above in Section 3.11.2, "Environmental Setting," the closest landfill to the project site is the Western Regional Sanitary Landfill, which has a remaining capacity of 24.5 million cubic yards and a maximum permitted throughput of 1,900 tons per day (City of Roseville 2020b). As of 2018, the average weekday tonnage accepted at the Western Regional Sanitary Landfill was 822 tpd (WPWMA 2021). The maximum permitted throughput at Western Regional Sanitary Landfill is 1,900 tpd (CalRecycle 2025). Therefore, the project's anticipated solid waste production of 7.5-8 tons per day would comprise approximately 0.4 percent of the remaining daily capacity for the Western Regional Sanitary Landfill. Given the project's small contribution to the Western Regional Sanitary Landfill's remaining daily capacity, it is not anticipated that the project would generate solid waste in excess of the capacity of local infrastructure.

Additionally, the project would comply with all applicable federal, state, and local management and reduction statutes related to solid waste, including the state Integrated Waste Management Act and the solid waste policies of the City of Roseville General Plan. As detailed in Section 3.11.1, "Regulatory Setting," the Integrated Waste Management Act requires businesses that generate 4 cubic yards or more of commercial solid waste per week to arrange for recycling services. The project would have recycling services provided by the City, and the Western Regional Sanitary Landfill is a mixed waste processing facility. The City provides organic waste services that the project would use during operation. Given that the City provides both organic waste and recycling services and these services would be provided to the project, the project would comply with the Integrated Waste Management Act. Additionally, the City's General Plan has a policy of ensuring compliance with state law (Policy PF8.2).

Solid waste generated by the project would be a small percent of the remaining daily capacity of the Western Regional Sanitary Landfill. In addition, the project would be in compliance with applicable state solid waste regulations and would therefore also comply with General Plan Policy PF8.2. The project would have a **less-than-significant** impact because it would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, and would not otherwise impair the attainment of solid waste reduction goals.

### Mitigation Measures

No mitigation is required.