

## **4.9 UTILITIES AND SERVICE SYSTEMS**

This section describes the existing utilities and service systems for the proposed project and addresses potential project impacts on the availability and capacity of the local providers for the following:

- Electricity (Southern California Edison)
- Natural Gas (Southern California Gas Company)
- Communication system (SBC/AT&T and Time Warner)
- Storm drain facilities (City of Fullerton)
- Water facilities (City of Fullerton)
- Wastewater facilities (City of Fullerton)

Based on the Initial Study prepared for the project and included in Appendix A, the City of Fullerton determined that impacts related to solid waste, wastewater treatment, and water supply were less than significant and did not require further analysis (refer to Section 2.2, EIR Focus and Effects Determined Not to Be Significant).

### **4.9.1 ELECTRICITY, NATURAL GAS, AND COMMUNICATION SYSTEMS**

#### **Environmental Setting**

##### ***Electricity***

Southern California Edison (SCE) provides electrical service to the project area, including the project site. There are existing electrical power lines in the project area and within the project site (within Amerige Avenue). On-site electrical facilities are within an SCE easement.

##### ***Natural Gas***

The Southern California Gas Company (SCG) provides natural gas service to the project area including the project site. As noted in its NOP comment letter (included in Appendix A), SCG has facilities in the project area that can be used to serve the proposed project.

##### ***Communication Systems***

SBC/AT&T Communications provides telephone service to the City of Fullerton including the project site. Existing telephone facilities are located within and adjacent to the project site. There are existing underground facilities in Amerige Avenue.

As of August 1, 2006, Time Warner provides cable television, digital cable service, and computer DSL facilities to the City of Fullerton and the project area. There are existing cable television facilities within and adjacent to the project site.

#### **Thresholds of Significance**

The following significance criterion is based on the City's Initial Study checklist for utilities.

**Threshold 9.1:** *Would the project require or result in the construction of new electric, natural gas or communication facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

## **Environmental Impacts**

### ***Methodology***

RGI Utility Consultants contacted utility providers to determine if there are existing facilities in the project area to serve the proposed project and to determine if the proposed project would affect their ability to provide services to the project site and surrounding area.

### ***Standard Conditions***

#### **Electricity and Natural Gas**

SC 9-1 The proposed project shall comply with all State Energy Insulation Standards and City of Fullerton codes in effect at the time of application for building permits. (Commonly referred to as Title 24, these standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. Title 24 covers the use of energy-efficient building standards, including ventilation, insulation, and construction and the use of energy saving appliances, conditioning systems, water heating, and lighting.) Plans submitted for building permits shall include written notes demonstrating compliance with energy standards and shall be reviewed and approved by the Community Development Department prior to building permit issuance.

### ***Impact Analysis***

#### **Electricity**

The proposed project would increase the demand for electrical service in the project area. Based on electric demand factors provided in Appendix 9 of the SCAQMD *CEQA Air Quality Handbook* (April 1993) for residential and commercial uses, the proposed project would generate an electric demand of approximately 1.26 million kilowatts an hour (kWh) of electricity per year. This amount of electricity would be consistent with the amounts typically consumed by commercial, retail, and residential uses in urban areas and would represent an incremental increase in the amount of electricity consumed in the region.

As stated above, SCE currently has electric facilities within and adjacent to the project site that would serve the proposed project, new electrical distribution facilities would not be required to be installed, and no physical impacts would result. SCE has indicated its ability to serve the proposed project in accordance with all applicable tariff schedules which are the effective rates and rules of SCE on file with and approved by the Public Utilities Commission, State of California, and subject to the receipt of such permits or other authorizations from public agencies as may be required for such installation. Therefore, projected electrical demand for the proposed project would not significantly impact SCE's current level of service. Further, implementation of SC 9-1 ensures that energy conservation efforts are incorporated into the project to reduce the overall demand for electricity.

There are existing SCE facilities on site that may need to be removed, relocated, or placed underground; however, this would occur within the proposed project's impact area and potential

impacts (e.g., construction-related dust, noise) have been addressed in other sections of this EIR.

The impact of the proposed project related to electrical service would be less than significant.

### Natural Gas

The proposed project would increase the demand for natural gas service in the project area. Based on natural gas demand factors provided in Appendix 9 of the SCAQMD *CEQA Air Quality Handbook* (April 1993) for residential and commercial uses, the proposed project would generate a demand of approximately 0.076 million therms of natural gas per year. This amount of natural gas is consistent with the amounts typically consumed by commercial, retail, and residential uses in urban areas and represents an incremental increase in the amount of natural gas consumed in the region.

SCG has indicated its ability to serve the proposed project from existing gas mains adjacent to the project site in accordance with SCG's policies and extension rules on file with the California Public Utilities Commission. Therefore, the projected demand for natural gas resulting from the proposed project would not significantly impact SCG's current level of service. Because the project does not require the installation of off-site natural gas facilities, there would be no off-site physical impacts associated with the provision of these facilities. Physical impacts would be limited to the area within the project limits, and impacts have been addressed in this EIR. Further, implementation of SC 9-1 ensures that energy conservation efforts are incorporated into the project to reduce the overall demand for natural gas.

The availability of natural gas service is based upon present conditions of gas supply and regulatory policies. SCG is under the jurisdiction of the California Public Utilities Commission and can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service would be provided in accordance with the revised conditions.

The proposed project's impact to natural gas service is less than significant.

### Communication Systems

SBC/AT&T would provide communication service to the proposed project in accordance with rates and charges specified in its scheduled tariffs on file with the California Public Utilities Commission. Service to the proposed project can be provided without any adverse impact on its ability to provide communication service in the area. Facility design would be provided by the service providers once specific development plans become available.

Because the project does not require the installation of off-site communication and cable facilities, there would be no off-site physical impacts associated with the provision of these facilities. Physical impacts would be limited to the area within the project limits and potential impacts (e.g., construction-related dust, noise) have been addressed in other sections of this EIR.

The proposed project's impact related to communication and cable systems is less than significant.

**Impact 9.1:** There are existing electric, natural gas and communication facilities adjacent to the project site to serve the proposed project and no significant physical environmental impacts would result from connection to these facilities beyond on-site impacts addressed in this EIR.

### **Cumulative Impacts**

SCE, SCG, and SBC/AT&T have indicated that they would be able to serve the proposed project and other projects within their respective service areas. Connections to existing facilities would occur within the project site and no physical environmental impacts beyond those addressed in this EIR would occur. Additionally, all projects are required to comply with state and local regulations related to energy conservation. The proposed project would not have a cumulative impact related to electric, natural gas, or communications systems.

### **Mitigation Program**

No impacts have been identified; therefore, no mitigation is required.

### **Level of Significance After Mitigation**

Impacts related to electric, natural gas, and communication systems would be less than significant.

## **4.9.2 STORM DRAIN FACILITIES**

### **Environmental Setting**

The City of Fullerton Street Maintenance Division owns and maintains the storm drain facilities in the vicinity of the project site. Currently there are v-gutter ditches across the north and south lots that drain existing runoff flows to the streets and ultimately to the existing catch basins at Highland Avenue. There is an existing 48-inch reinforced concrete pipe (RCP) in Highland Avenue that drains south to an earthen swell in Walnut Avenue.

### **Thresholds of Significance**

The following significance criterion is based on the City's Initial Study Checklist for storm drain facilities.

**Threshold 9.2:** *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

### **Environmental Impacts**

#### ***Methodology***

The storm drain requirements for the proposed project area are addressed in the *Hydrology Study for Tentative Tract 17094* prepared by Hunsaker & Associates Irvine, Inc. (2006). This report is provided in Appendix G. The project engineer determined that the 100-year peak storm runoff discharges should be utilized as the basis of storm drain design requirements. The hydrology calculations were prepared using the 1986 Orange County Flood Control District Hydrology Manual as incorporated in to the Advanced Engineering Software (AES) "RATSC"

Program. The Hydrologic Classification of Soils Map, Plate "A" contained in the *Orange County Hydrology Manual* was used to determine the hydrologic soils types.

### ***Impact Analysis***

Based on the hydrology calculations presented in the hydrology study included in Appendix G, the existing 48-inch pipe within Highland Avenue has the capacity of 120 cubic feet per second (cfs) and can handle the flows from the project site.

As identified in the Initial Study included in Appendix A, the project would not substantially increase the amount of stormwater runoff from the project site. However, new storm drains would be constructed to transmit flows from the project site to the existing 48-inch RCP in Highland Avenue. For the proposed north lot development, a new 18-inch RCP would be installed in Amerige Avenue from the western property boundary to the Highland Avenue RCP to the west. A new 18-inch RCP would also be installed for the proposed south lot development from the southerly alley to Malden Avenue. A new 24-inch RCP would be installed in Malden Avenue to Commonwealth Avenue and a new 30-inch RCP would be installed in Commonwealth Avenue to the existing RCP in Highland Avenue. It should be noted that the sizes of these proposed facilities are conceptual. Final storm drain system plans shall be developed during subsequent approvals and would be reviewed for compliance with City requirements and design criteria by the Engineering Department.

Storm drain facility connections and extensions would occur within existing City-owned and maintained street rights-of-way. There would be no construction in areas that are currently undisturbed or that have any natural features. Construction of these connections would result in short-term, construction-related impacts, which would be considered less than significant. However, traffic management plans would be prepared to minimize potential conflicts and inconveniences during construction.

**Impact 9.2:** There are existing storm drain facilities in the vicinity of the project site and the proposed project would involve the construction of new facilities to transmit flows to the existing facilities. Construction would occur within existing street right-of-way and no significant physical environmental impacts would result.

### **Cumulative Impacts**

As discussed above, the proposed project would not substantially change the amount of storm water runoff from the project site since the site is currently covered with impervious surface. The project would not contribute to cumulative increases in the amount runoff entering the City's storm drain system. Connections to existing storm drain facilities would occur within existing street rights-of-way and would not result in environmental impacts. The proposed project would not have a cumulative impact related to storm drain facilities.

### **Mitigation Program**

No significant impacts have been identified; however, MM 3-1 in Section 4.3, Transportation, would reduce potential impacts resulting from traffic disruptions during construction in the roadway right-of-way.

### **Level of Significance After Mitigation**

Impacts related to storm drain facilities are considered less than significant.

### 4.9.3 WATER AND WASTEWATER FACILITIES

#### **Existing Conditions**

The City of Fullerton Water Division is responsible for the production, storage, transmission, and distribution of water in the city. The Water Division also maintains all city sewers and water system infrastructure. Exhibit 3-5a and 3-5b in Section 3, Project Description, identifies the location of water and wastewater facilities in proximity to the project site.

Based on the *Water System Hydraulic Analysis* conducted by Hunsaker & Associates (included in Appendix H), existing water facilities in the vicinity of the project site include: a 16-inch main in North Highland Avenue south of Commonwealth Avenue which connects to two 12-inch mains in Commonwealth Avenue and North Highland Avenue, north of Commonwealth Avenue; 8-inch lines in Malden Avenue and Amerige Avenue (west of Malden Avenue); and a 6-inch line in the alley east of the project site, north of Amerige Avenue. There is also a four-inch line in the alley south of the south parking lot.

Existing wastewater facilities in the vicinity of the project site include: 8-inch lines in the alleys north, east, and south of the existing parking lots. The City of Fullerton is in the process of preparing a localized sewer study for the Downtown District, including the future Amerige Court area. The sewer study will include the additional sewer flows from the Amerige Court project in the sewer system model.

#### **Thresholds of Significance**

The following significance criteria are based on the City's Initial Study Checklist for water and wastewater facilities.

**Threshold 9.3:**        ***Would the project 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?***

#### **Environmental Impacts**

##### ***Methodology***

The water demands for the proposed project are addressed in the technical report that was prepared by Hunsaker & Associates Irvine, Inc. (2006). The hydraulic analysis was prepared using WaterCad v7.0 by Haestad Methods during steady state conditions. The water model was used to calculate the estimated pressures that would be experienced during static conditions, domestic peak hour flows, as well as maximum day plus 2,625 gallons per minute (gpm) fire flow at proposed fire hydrant locations on the project site.

##### ***Impact Analysis***

As described in Section 3, Project Description, the proposed project would involve the installation of 8-inch water lines in the alley east of the site and in Amerige Avenue. This construction would occur within existing publicly-owned and maintained street rights-of-way. There would be no construction in areas that are currently undisturbed or that have any natural features and no significant physical environmental impacts would result. Based on results of the hydraulic analysis prepared by Hunsaker and Associates, the pressure available from the City's

existing water distribution system is adequate to provide the City of Fullerton's required flows to the proposed project.

As previously noted, the City of Fullerton is in the process of preparing a local sewer study for the Downtown District, which will include the additional sewer flows from the Amerige Court project in the sewer system model. Based on the results of this study, it will be determined what, if any, new facilities are required in the Downtown District to accommodate the proposed project, as well as other anticipated development. If it is determined that deficiencies exist, the project applicant would be required to pay for its share of the cost to mitigate deficiencies (refer to MM 9-1). If new or upgraded sewer facilities are needed, these would be installed in existing street right-of-way (already disturbed areas) and would not result in significant physical environmental impacts.

Construction associated with the installation of new water or sewer lines would result in short-term, construction-related impacts, which would be considered less than significant (e.g., traffic disruption). However, traffic management plans would be prepared to minimize potential conflicts during construction (refer to MM 3-1 in Section 3, Transportation).

**Impact 9.3:** There are existing water and sewer facilities in the vicinity of the project site and the proposed project would involve the construction of new facilities to serve the project. Construction of new or upgraded water and sewer facilities would occur within existing street rights-of-way and no significant physical environmental impacts would result.

### **Cumulative Impacts**

The City of Fullerton Water Division indicated that they would be able to serve the proposed project and other projects within their respective service areas. The City obtains most of its water supply from wells that tap the Orange County groundwater basin; however the City also imports surface water from the Metropolitan Water District (MWD) of southern California. The project site is located in the in the City's Zone 1 (water zone), which obtains most of its water from wells. The City has 11 active well and 8 imported water connections, which provides flexibility in how water is obtained and distributed (*City of Fullerton 2006 Water Quality Report*).

Connections to existing facilities would occur within the project site or existing street rights-of-way and no physical environmental impacts would occur that have not been addressed elsewhere in this EIR. The proposed project would not have a cumulative impact related to the provision of water and sewer facilities.

### **Mitigation Program**

No significant impacts have been identified; however, MM 3-1 in Section 4.3, Transportation, would reduce potential impacts resulting from traffic disruptions during construction in the roadway rights-of-way. Additionally, the following measure is required to address funding for sewer facilities.

MM 9-1 If it is determined that sewer deficiencies exist, prior to the issuance of building permits, the project applicant shall pay its fair share cost to mitigate deficiencies resulting from the Amerige Court project. The fair share costs shall be approved by the Public Works Department and verification of payment shall be provided to the Community Development Department.

**Level of Significance After Mitigation**

Impacts related to construction of water and wastewater facilities are considered less than significant.