4.17 UTILITIES AND SERVICE SYSTEM

This section describes the utility providers within whose jurisdiction the project site is located and evaluates the potential impacts of the Cypress City Center project (proposed project) on utilities and service systems. This section is based on multiple data sources, including: written correspondence and coordination with utility providers (Appendix I) and the California Emissions Estimator Model (CalEEMod) outputs generated for the proposed project (Appendix B). This section addresses the following utilities and service systems (service providers are noted in parentheses).

- Electricity (Southern California Edison [SCE])
- Natural Gas (Southern California Gas Company [SoCalGas])
- Solid Waste (Valley Vista Services; Orange County Waste and Recycling [OCWR])
- Wastewater (Orange County Sanitation District [OCSD])
- Potable Domestic Water (Golden State Water Company [GSWC])
- Storm Drainage (Orange County Flood Control District [OCFCD]).

4.17.1 Methodology

Utility providers were sent a questionnaire requesting information regarding current service provided to the project site and possible constraints or impacts to this service associated with project buildout, which is anticipated to occur in 2021. The impact analyses are based on information obtained through subsequent phone conversations with utility provider representatives, data obtained through websites, and adopted planning documents of the service and utility providers. This analysis also includes CalEEMod outputs generated for the proposed project, which are included in Appendix B of this Environmental Impact Report (EIR). Correspondence with utility providers is included in Appendix I.

4.17.2 Existing Environmental Setting

4.17.2.1 Electricity

In 2017, California's electricity was generated primarily by natural gas (33.67 percent), coal (4.13 percent), large hydroelectric (14.72 percent), nuclear (9.08 percent), and renewable sources (29 percent). Total electric generation in California in 2017 was 292,039 gigawatt-hours (GWh), up 0.5 percent from the 2016 total generation of 290,567 GWh. In 2017, California produced approximately 70.7 percent and imported 29.3 percent of the electricity it used.[1]

The project site is within the service territory of SCE, which provides services through a grid of transmission lines and related facilities. SCE provides electricity to more than 15 million people in a 50,000-square-mile (sq mi) area of Central, Coastal, and Southern California.[2] According to the

[1] California Energy Commission (CEC). 2019e. Notice of Request for Public Comments on the Draft Scoping Order for the 2019 Integrated Energy Policy Report. Docket No. 19-IEPR-01.

[2] Southern California Edison (SCE). 2019. About Us. Website: https://www.sce.com/about-us/who-we-are (accessed December 12, 2019).

California Energy Commission (CEC), total electricity consumption in the SCE service area in 2018 was 84,000 GWh.[1] Total electricity consumption in Orange County in 2018 was 19,858 GWh (6,814 GWh for the residential sector and 13,044 GWh for the non-residential sector).[2]

4.17.2.2 Natural Gas

Natural gas consumed in California is used for electricity generation (45 percent), residential uses (21 percent), industrial uses (25 percent), and commercial uses (9 percent). California continues to depend upon out-of-state imports for nearly 90 percent of its natural gas supply.[3] SoCalGas, the service provider for the project site, serves approximately 21.8 million customers in a 24,000 sq mi service territory.[4] SoCalGas has four storage fields—Aliso Canyon, Honor Rancho, La Goleta, and Playa del Rey—and has a combined storage capacity of 74 billion cubic feet.[5]

According to the California Energy Commission (CEC), total natural gas consumption in the SoCalGas service area in 2018 was 5,156.1 million therms (2,147.4 million therms for the residential sector and 987.5 million therms for the commercial sector).[6] Total natural gas consumption in Orange County in 2018 was 575.1 million therms (339.0 million therms for the residential sector and 236.1 therms for the non-residential sector).[7]

4.17.2.3 Solid Waste

The City of Cypress (City) currently contracts with Valley Vista, a private solid waste hauler, to collect and dispose of the solid waste/refuse generated by the City. Solid waste/refuse collected in the City by Valley Vista would be transported to one of the Class III landfills operated and maintained by OCWR. Class III landfills only accept non-hazardous municipal solid waste for disposal; no hazardous or liquid waste is accepted. County residents are able to dispose of their household hazardous waste items at any of OCWR's four household hazardous waste collection centers. Currently, OCWR maintains and operates three Class III sanitary landfills, identified below in Table 4.17.A.

Of the three Class III landfills currently operated by OCWR, the closest active landfill to the project site is the Olinda Alpha Landfill.

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1 CEC. 2019b. Electricity Consumption by Entity. Website: http://www.ecdms.energy.ca.gov/elecbyutil.aspx (accessed December 19, 2019)

2 CEC.. 2019a. Electricity Consumption by County. Website: http://www.ecdmsenergy.ca.gov/elecbycounty.aspx (accessed December 12, 2019).

3 CEC. 2019f. Supply and Demand of Natural Gas in California. Website: https://ww2.energy.ca.gov/almanac/naturalgas_data/overview.html (accessed December 9, 2019).

4 SoCalGas. Company Profile: About SoCalGas Webpage. Website: https://www.socalgas.com/about-us/company-profile (accessed December 11, 2019)

5 U.S. Energy Information Administration (EIA). 2019. Today in Energy Webpage. Website: https://www.eia.gov/todayinenergy/detail.php?id=36416 (accessed December 11, 2019)

6 CEC. 2019d. Natural Gas Consumption by Entity. Website: https://ecdms.energy.ca.gov/gasbyutil.aspx (accessed December 11, 2019)

7 CEC. 2019c. Gas Consumption by County. Website: http://www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed December 12, 2019).

Table 4.17.A: Orange County Class III Landfills

Landfill	Location	Approximate Distance from Project Site (miles)	Service
Frank R. Bowerman	11002 Bee Canyon Access Road Irvine, CA 92602	20	Commercial dumping No public dumping
Olinda Alpha	1942 North Valencia Avenue Brea, CA 92823	15	Commercial dumping Public dumping allowed
Prima Deshecha	32250 La Pata Avenue San Juan Capistrano, CA 92675	33	Commercial dumping Public dumping allowed

Source: Orange County Waste and Recycling.

The Olinda Alpha Landfill is scheduled to close in approximately 2030, at which time it will be landscaped to become a County Regional Park.[1] The Olinda Alpha Landfill is currently permitted by the California Department of Resources, Recycling, and Recovery (CalRecycle) to receive a maximum of 8,000 tons per day (tpd) of waste, but currently receives an average of approximately 7,000 tpd.[2] Therefore, the Olinda Alpha Landfill currently operates at approximately 87.5 percent of its daily capacity. As of November 2014, the Olinda Alpha Landfill had an estimated remaining disposal capacity of 34,200,000 cubic yards.[3]

4.17.2.4 Wastewater

The project site is in the sewer service area of the Orange County Sanitation District (OCSD). The OCSD provides wastewater collection, treatment, and recycling for approximately 2.6 million people living within a 479 sq mi area of central and northwestern Orange County.[4] The OCSD's facilities include 396 miles of sewer pipes and 15 pump stations located throughout the county. The OCSD treats approximately 185 million gallons of wastewater from residential, commercial, and industrial sources per day that is sent to two treatment plants: Plant No. 1 and Plant No. 2. Treatment Plant No. 1, at 10844 Ellis Avenue in Fountain Valley, is located approximately 10 miles southeast of the project site. Treatment Plant No. 2, at 22212 Brookhurst Street in Huntington Beach, is located approximately 12.5 miles southeast of the project site.

The OCSD is responsible for the provision of wastewater treatment facilities that serve the project site. Sewage from the City of Cypress is diverted to either Reclamation Plant No. 1 or Reclamation Plant No. 2. Excess wastewater from any of six trunk sewers tributary to Plant No. 1 are diverted to Plant No. 2 to not overload the capacity of Plant No. 1 and to provide for maintenance or construction activities.[5] Reclamation Plant No. 1 has a primary treatment capacity of 208 mgd,[1] and

1 Orange County Waste & Recycling. 2019. Landfill Information. Website: http://www.oclandfills.com/landfill (accessed December 12, 2019).

2 Ibid.

3 California Department of Resources, Recycling, and Recovery (CalRecycle). SWIS Facility Detail, Olinda Alpha Landfill (30-AB-0035). Website: https://www2.calrecycle.ca.gov/swfacilities/Directory/30-AB-0035 (accessed December 23, 2019).

4 Orange County Sanitation District (OCSD). 2018. *2017-2018 Annual Report.* Website: https://www.ocsd.com/Home/ShowDocument?id=26276 (accessed December 17, 2019).

5 OCSD. 2019a. 2018–2019 Annual Report Resource Protection Division Pretreatment Program. Website: https://www.ocsd.com/Home/ShowDocument?id=29255 (accessed December 17, 2019).

is running under capacity at approximately 120 mgd.[2] Reclamation Plant No. 2 has a primary treatment capacity of 168[3] mgd and currently receives 65 mgd. [4] Additionally, through its Capital Improvement Program, the OCSD strives to continue maintaining its facilities at optimal levels by planning, designing, and preparing for future demand by developing Facilities and Biosolids Master Plans that address 20-year planning horizons.[5]

4.17.2.5 Potable Domestic Water Service

GSWC provides domestic water service to the project site. GSWC's Los Alamitos service area includes Cypress, Los Alamitos, and Stanton; additionally, small portions of Buena Park, Garden Grove, La Palma, Seal Beach, and the unincorporated community of Rossmoor are included in the Los Alamitos service area. There are approximately 27,200 customers within GSWC's Los Alamitos service area.[6]

The 2015 West Orange Urban Water Management Plan (UWMP) demonstrates that GSWC has adequate domestic water supply for future water demands through 2040. GSWC obtains its water supply for the West Orange System from two primary sources: imported groundwater and GSWC-operated groundwater wells. Imported water is purchased from the Municipal Water District of Orange County (MWDOC). MWDOC is largely a pass-through provider of imported water, obtaining its water supply from the Metropolitan Water District of Southern California (MWD).[7] According to the UWMP, MWD intends to provide 100-percent supply reliability to MWDOC, which in turn provides 100-percent supply reliability to the West Orange System. Groundwater is extracted from 17 active, GSWC-owned wells in the Orange County Groundwater Basin.[8] The UWMP includes a water supply and demand assessment that demonstrates that adequate water supply, including both imported groundwater and groundwater from GSWC-owned wells, will be available to GSWC through 2040.[9]

As of 2015, recycled water was not used within the West Orange System. However, an existing agreement would allow GSWC to purchase recycled water from the Los Angeles County Sanitation District and provide the recycled water to Forest Lawn Memorial-Park in Cypress.[10] Therefore, projected water supply information in the UWMP includes recycled water as a source.

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1 OCSD. 2019b. Budget Update Fiscal Year 2019-2020. Website: https://www.ocsd.com/Home/ShowDocument?id=28411 (accessed December 17, 2019).
2 Ibid.
3 Ibid.
4 OCSD. 2019c. Facts and Key Statistics Webpage. Website: https://www.ocsd.com/services/regional-sewer-service (accessed December 1, 2019).
5 OCSD. 2019d. Capital Improvement Program Fiscal Year 2017/2018. Website: https://www.ocsd.com/Home/ShowDocument?id=26170 (accessed December 1, 2019).
6 Golden State Water Company (GSWC). 2019. Los Alamitos Customer Service Area. Website: http://www.gswater.com/los-alamitos/ (accessed August 23, 2019).
7 GSWC. 2016. *2015 Urban Water Management Plan, West Orange.* Section 6.1. July.
8 GSWC. 2016. *2015 Urban Water Management Plan, West Orange.* Section 6.2. July.
9 GSWC. 2016. *2015 Urban Water Management Plan, West Orange*. Section 7.3.
10 Ibid.

The total projected water demand for customers served by GSWC is approximately 16,722 acre-feet per year (afy) in 2020; the projected water demand increases every 5-year period, totaling 17,701 afy by 2040.[1] GSWC's planned water supplies for 2020 total 16,722 afy, which consists of 1,644 afy (9.8 percent) of imported water, 14,798 afy (88.5 percent) of groundwater from GSWC-owned wells, and 280 afy (1.7 percent) of recycled water.[2] Imported water from MWDOC is provided to the GSWC West Orange System through three connections, which have supply capacities of 4,500 gallons per minute (gpm), 11,200 gpm, and 9,000 gpm. These three connections together account for a total supply capacity of 24,700 gpm.[3] Over the next 20 years, imported water supplies are anticipated to comprise the same proportion of GSWC's water supply as under current conditions.

4.17.2.6 Storm Drain

As discussed in Section 4.9, Hydrology and Water Quality, in its existing condition, stormwater runoff on the on-site parking lot flows in an east/west orientation to two separate concrete ribbon gutters that transverse the project site and convey flow from north to south. In addition to on-site stormwater runoff, off-site stormwater runoff from 11.8 acres north of the project site is also tributary to the ribbon gutters. Each gutter conveys stormwater runoff to a separate existing catch basin that connects to an existing City maintained 33-inch storm drain that runs on the north edge Katella Avenue from east to west. The 33-inch storm drain increases to a 39-inch storm drain then to a 48-inch storm drain just downstream of the project site. Stormwater runoff that exceeds the capacity of catch basin inlets ponds in the parking lot to a depth of 12 to 18 inches before overflowing and discharging overland to the existing on-site driveway and into the Katella Avenue curb and gutter. The Katella Avenue stormdrain conveys stormwater runoff to the west, where it connects to the Los Alamitos Channel. Los Alamitos Channel flows southwest where it discharges into the San Gabriel River just north of its mouth, and then into the Pacific Ocean.

An existing 24-inch storm drain that runs north to south is located in Winners Circle between Katella Avenue and the end of the cul-de-sac. This stormdrain conveys stormwater runoff from Winners Circle to the Katella Avenue stormdrain. The approved stormdrain plan for the Winners Circle stormdrain included an extension to the north, past the end of the cul-de-sac, and then west across the existing parking lot just north of the project site. The stormdrain extension was proposed to accommodate restricted flows of 0.3 cfs/acre from the property north of the project site. However, only the portion of the stormdrain in Winners Circle was constructed.

4.17.2.7 Telecommunications Facilities

Telephone, television, and internet services are offered by a variety of providers in the City of Cypress, including AT&T, Frontier Communications, Spectrum, HughesNet, and ViaSat. Non-satellite providers include Frontier, DirectTV, Spectrum Cable, and DishTV. Satellite internet providers include ViaSat. These services are privately operated and offered to each location in the City for a fee defined by the provider.

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1 GSWC. 2016. *2015 Urban Water Management Plan, West Orange*. Section 4.2.1.
2 Ibid. 2016. Section 6.9.
3 Ibid. 2016. Section 6.1.

4.17.3 Regulatory Setting

4.17.3.1 Federal Regulations

There are no federal policies or regulation applicable to the proposed project.

4.17.3.2 State Regulations

Water Supply Assessment. California Public Resources Code (PRC) Section 21151.9 requires that any proposed "project," as defined in Section 10912 of the Water Code, prepare a Water Supply Assessment in compliance with Water Code Section 10910, et seq. Water Code Section 10910 et seq. outlines the necessary information and analysis that must be included in an EIR to ensure that a proposed land development has a sufficient water supply to meet existing and planned water demand over a 20-year horizon.

According to Water Supply Assessment requirements, a "project" is defined as any of the following:

- A residential development of more than 500 dwelling units;
- A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet (sf) of floor space;
- A commercial office building employing more than 1,000 persons or having more than 250,000 sf of floor space;
- A hotel or motel, or both, having more than 500 rooms;
- An 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 sf of floor area;
- A mixed-use project that includes one or more of the projects specified above; and
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project.

If a public water system has fewer than 5,000 service connections, a "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

The proposed project would include the development of 251 dwelling units and 65,975 sf of commercial/retail space. GSWC has not published water demand factors for the Los Alamitos Customer Service Area. In the absence of these factors, estimated water demand for the proposed

project was compared to estimated water demand for a 500-unit low-rise apartment complex based on water demand factors in CalEEMod.

The proposed project's land uses would demand approximately 16 percent less water than a 500-unit low-rise apartment complex. Additionally, GSWC has more than 5,000 service connections. Therefore, the proposed project does not meet the definition of a "project" pursuant to Water Code Section 10912, and a Water Supply Assessment is not required for the proposed project.

Assembly Bill 341. Assembly Bill (AB) 341 extends the waste diversion requirements established under the California Integrated Waste Management Act of 1989 to the year 2020. In 1989, the California Legislature adopted the California Integrated Waste Management Act of 1989, which is administered by CalRecycle (formerly known as the California Integrated Waste Management Board) and requires each city, county, and regional agency to develop a source reduction and recycling element of an integrated waste management plan. Each adopted source reduction and recycling element was required to demonstrate the diversion of 50 percent of all solid waste from landfill disposal or transformation by January 1, 2000. Annual progress reports were required to be filed with the State Legislature that included specified information regarding the act. AB 341 further establishes the policy goal of the State that not less than 75 percent of solid waste generated be source-reduced, recycled, or composted by the year 2020. AB 341 requires CalRecycle, by January 1, 2014, to provide a report to the Legislature that provides strategies to achieve that policy goal and also includes other specified information and recommendations in addition to the annual progress report.

Title 24, California Building Code. Energy consumption by new buildings in California is regulated by the Building Energy Efficiency Standards, embodied in Title 24 of the California Code of Regulations (CCR), known as the California Building Code (CBC). The CEC first adopted the Building Energy Efficiency Standards for Residential and Nonresidential Buildings in 1978 in response to a legislative mandate to reduce energy consumption in the State. The CBC is updated every 3 years. The 2019 Building Energy Efficiency Standards became effective on January 1, 2020. The efficiency standards apply to both new construction and rehabilitation of both residential and non-residential buildings, and regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. The building efficiency standards are enforced through the local building permit process. Local government agencies may adopt and enforce energy standards for new buildings, provided these standards meet or exceed those provided in CCR Title 24.

4.17.3.3 Regional Regulations

Metropolitan Water District 2015 Regional Urban Water Management Plan. MWD's 2015 Regional UWMP lists and describes the various uses, demand, supplies, target reductions, and compliance measures for 26 member agencies. These include 14 cities, 11 municipal water districts, and one county water authority serving approximately 18.7 million people in Southern California. The 2015 Regional UWMP found that under the current supply demands for a multiple-dry-year scenario (i.e., drought conditions), MWD would have sufficient supply to meet the projected growing demand for water from 2020 to 2040 while still meeting statewide reduction targets of 20 percent of 2009 levels by 2020. MWD is currently working to develop programs to increase its water supply and create a large surplus during multiple-dry-year scenarios to ensure that water demands will still be addressed

during emergency drought situations. With demands projected to be around 2.3 million acre-feet in 2040 during multiple-dry-year scenarios, MWD would have a surplus of 2,000 acre-feet with current capabilities and 288,000 acre-feet with the implementation of the programs under development.

Municipal Water District of Orange County 2015 Urban Water Management Plan. The region served by MWDOC is located in Orange County, California, and includes 26 cities (including the City of Cypress) and water districts, referred to as MWDOC member agencies. MWDOC's 2015 UWMP documents information on all sources of water supplies for the region—imported water, groundwater, surface water, recycled water, and wastewater—as a summary of information for regional planning. The plan concludes that the MWDOC service area will have sufficient existing and planned supplies to meet full service demands under every water-year hydrologic scenario from 2015 through 2040. The plan also evaluates each source of water in the region. The resource mix for meeting total demand includes local groundwater, recycled water, surface water, and imported water from MWD. The plan documents MWDOC's cooperative efforts with its member agencies in developing local supplies and finds that in the region the percentage of its supply from each source will remain approximately the same for the next 25 years, with 30 percent of its supplies from imported water and 70 percent of its supplies from local sources in 2040, even with projected growth occurring.

4.17.3.4 Local Regulations

Golden State Water Company 2015 Urban Water Management Plan (West Orange). GSWC published its 2015 West Orange UWMP, which outlines how GSWC will provide customers with a reliable supply of drinking water for the next 30 years. The 2015 UWMP provides the California Department of Water Resources with information regarding present and future water resources and demands and provides an assessment of GSWC's water resource needs. The 2015 UWMP utilizes factors that were evaluated in ensuring supply reliability in the MWDOC's 2015 UWMP and the MWD's 2015 Regional UWMP.

The UWMP conducts a supply assessment to meet the projected growing demand in its West Orange service area. The UWMP analyzes water supply during multiple-dry-year scenarios to ensure that water demands will still be addressed during emergency drought situations. The UWMP includes these multiple-dry-year scenarios in its analysis of future water demand.

City of Cypress Municipal Code. The Cypress Municipal Code includes the following requirements that would apply to the proposed project related to the provision of utilities:

- **Section 12-31 (Required Diversion Rates)** of the City's Municipal Code requires that the applicant for a covered project shall divert, at a minimum, the percentage of construction and demolition debris as specified by the California Green Building Standards.

- **Section 5-1 (California Building Codes—Adopted)** adopts the 2019 California Green Building Standards Code, 2019 Edition (Title 24). Generally, the intent of Title 24 is to provide efficiency standards for new construction and the rehabilitation of both residential and nonresidential buildings, including building energy consumption, water conservation, and operational efficiencies. Title 24 regulates building energy consumption for heating, cooling, ventilation,

water heating, and lighting with regard to both electricity and natural gas, while also regulating water consumption through the installation of efficient plumbing fixtures. Title 24 is included as Regulatory Compliance Measure E-1 below.

4.17.4 Thresholds of Significance

The thresholds for utilities and service system impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City's *Initial Study/Environmental Checklist*. In determining whether the proposed project may have a significant impact with respect to utilities and service systems, it is necessary to consider whether it would:

Threshold 4.17.1: Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Threshold 4.17.2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Threshold 4.17.3: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Threshold 4.17.4: Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Threshold 4.17.5: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

4.17.5 Project Impacts

Threshold 4.17.1: Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

4.17.5.1 Water

Construction.

Less Than Significant Impact. Short term demand for water may occur during excavation, grading, and construction activities on site. Construction activities would require water primarily for dust mitigation purposes. Water from the existing potable water lines in the vicinity of the project site would be used. Overall, short-term construction activities would require minimal water and are not expected to have any adverse impacts on the existing water system or available water supplies. The proposed project would not require the construction of new or expanded water conveyance,

treatment, or collection facilities with respect to construction activities. Therefore, the impacts on water facilities during construction would be less than significant, and no mitigation is required**.**

Operation.

Less Than Significant Impact. The proposed project would include an on-site domestic water distribution system to serve the proposed residential and commercial/retail uses. The on-site system would be constructed in compliance with the City's building and plumbing codes in the Municipal Code. The proposed on-site distribution system would connect to the existing GSWC water facilities located within Katella Avenue adjacent to the southern border of the project site. Extension of the water infrastructure from the adjacent streets into the project site would be a routine part of the construction process analyzed in this EIR and would not have a material environmental impact. The water facility improvements would be limited to the project site and connection points to the adjacent, existing GSWC facilities. Therefore, the proposed project would not require or result in the construction of new water facilities, or the expansion of existing facilities, which could cause a significant environmental impact, and the impact would be less than significant. No mitigation is required.

4.17.5.2 Wastewater

Construction.

Less Than Significant Impact. No significant increase in wastewater flows is anticipated as a result of construction activities on the project site. Sanitary services during construction would be provided by portable toilet facilities, which transport waste off-site for treatment and disposal. Therefore, during construction, potential impacts to wastewater treatment and wastewater conveyance infrastructure would be less than significant, and no mitigation would be required.

Operation.

Less Than Significant Impact. The on-site network of private sewer mains and laterals for the proposed project would connect to the sewer mains along Katella Avenue and convey wastewater flows to OCSD's trunk line along Lexington Drive before eventually discharging to either OCSD's Reclamation Plant No. 1 or Reclamation Plant No. 2. Any sewer improvements associated with the proposed project would be designed and constructed to City and OCSD standards. The proposed project's site plans would be accompanied by adequate plans for sewer improvements prepared by a registered professional engineer and facilities would be dedicated to the City and/or OCSD at the completion of construction. Regulatory Compliance Measure UTIL-1 requires all sewer improvements to comply with City and OCSD sewage standards. With the implementation of Regulatory Compliance Measure UTIL-1, the proposed project would result in less than significant impacts related to the construction or expansion of wastewater treatment facilities. Therefore, the proposed project would not require or result in the construction of new water treatment or collection facilities, or the expansion of existing facilities, which could cause a significant environmental impact, and the impact would be less than significant. No mitigation is required.

4.17.5.3 Stormwater/Drainage

Construction.

Less Than Significant Impact. Grading and construction activities would disturb soils and temporarily modify the stormwater flow patterns on the construction site. As described under the analysis of Thresholds 4.9.1, 4.9.6, 4.9.11, 4.9.12, and 4.9.18 in Section 4.9, Hydrology and Water Quality, the proposed project would be subject to the requirements of the Construction General Permit (Regulatory Compliance Measure HYD-1), which requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and identification of construction Best Management Practices (BMPs) that must be implemented during project construction to address potential impacts to hydrology and stormwater drainage, including soil erosion, siltation, spills, and runoff. Adherence to the regulatory standards described in Regulatory Compliance Measure HYD-1 would ensure that any changes in stormwater drainage from the project site are controlled during construction. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts, and the impact would be less than significant. No mitigation is required.

Operation.

Less Than Significant Impact. Refer to Section 4.9, Hydrology and Water Quality, for additional information regarding the proposed project's impacts related to hydrology during operation. The proposed project includes the construction of an on-site stormdrain system. Stormwater runoff would be discharged to the Katella Avenue stormdrain system via a new stormdrain connection. The Water Quality Management Plan (WQMP) prepared for the proposed project identified pollutants of concern that may affect the quality of discharges of stormwater from the site. The WQMP sets forth measures specified in the Countywide WQMP and the National Pollutant Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP) (2003), the assignment of long-term maintenance responsibilities, and the locations of all structural Best Management Practices, which are intended to provide measures that minimize or eliminate the introduction of pollutants into the stormwater system. Regulatory Compliance Measure HYD-3 in Section 4.9, Hydrology and Water Quality, requires the implementation of BMPs identified in Section IV of the *Water Quality Management Plan* and the drainage improvements identified in the *Hydrology and Hydraulics Study*.

The proposed detention system would reduce stormwater runoff from the project site to below existing conditions. The proposed project would implement one of two scenarios to convey off-site runoff that exceeds the 0.3 cfs capacity of the Winners Circle stormdrain system to the curb and gutter in Katella Avenue. Under Scenario 1, flow that exceeds the 0.3 cfs capacity of the Winners Circle stormdrain system would be conveyed around the project site before discharging to the storm drain in Katella Avenue. Under Scenario 2, those flows would be conveyed through the project site before discharging to the storm drain in Katella Avenue.

Under Scenario 1, the off-site flows would temporarily pond along the project site's northern property line at variable depths, depending on the magnitude of the storm event (e.g., 2-year, 10-year, and 100-year storm) before discharging to the west, into Siboney Street, then flowing overland to the south into Katella Avenue. This ponding would last for a short duration, would not flood any

structures, and would only affect the portions of the parking lot north of the project site that are farthest away from the Los Alamitos Race Course grandstand. The ponding along the project site's northern property line would be a temporary condition until the area to the north has been developed and a stormwater management and detention system is constructed during future development on the 11.8 acres to the north of the project site. Each development proposal received by the City is required to undergo environmental review pursuant to the California Environmental Quality Act (CEQA). If there were any potential for significant impacts to occur as a result of these future off-site drainage improvements, those impacts would be identified and appropriate mitigation measures would be imposed within the CEQA compliance document that would be prepared in support of future development on the property to the north of the project site.

Additionally, the proposed project would also be required to implement Regulatory Compliance Measure UTIL-2, which requires drainage system improvements to be designed and constructed to City and OCFCD standards. With the adherence to Regulatory Compliance Measure HYD-3 and Regulatory Compliance Measure UTIL-2, the proposed project would result in less than significant impacts related to the construction or expansion of stormwater drainage facilities. No mitigation is required.

4.17.5.4 Electric Power

Construction.

Less Than Significant Impact. Short-term construction activities would be limited to providing power to the staging area and portable construction equipment and would not substantially increase demand for electricity. The heavy equipment used for construction is primarily powered by diesel fuel. Temporary electric power would be provided via existing utility boxes and lines on the project site. Given the limited nature of potential demand for electricity during construction and the availability of existing power lines on the site, there would not be a need to construct new or alter existing electric transmission facilities. Impacts to local regional supplies of electricity would be less than significant, and no mitigation is required.

Operation.

Less Than Significant Impact. Operation of the proposed project would increase on-site electricity demand compared to existing conditions. CalEEMod 2016.3.2 was used to calculate the approximate annual electricity demand of the proposed project. The project site in existing condition is a parking lot with existing light poles. Therefore, current demand for electricity on the project site is negligible. As discussed in Section 4.5, Energy, based on the CalEEMod outputs (Appendix B of this EIR) the proposed project is estimated to consume a total of 2,238,566 kilowatt-hours (kWh) of electricity per year with the implementation of renewable energy (i.e., solar panels and LED lights) and USEPA energy star rating appliances. Additionally the proposed project would be required to comply with Title 24 energy efficiency measures and sustainability features of the California Building Code as described under Regulatory Compliance Measure E-1.

Additionally the proposed project would reduce electricity consumption by incorporating the following energy efficiency measures in the design of the proposed structures in addition to complying with Title 24 requirements:

- Increased insulation in walls and attic spaces.
- Cool roof features.
- Duct insulation and improved-efficiency heating, ventilation, and air conditioning systems.
- High-efficiency water heaters.
- Installation of daylighting features on all peripheral rooms.
- North/South alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.
- Shading by vegetation or overhangs.

The implementation of these energy efficiency measures and compliance with Title 24 requirements could potentially result in further reductions in the estimated electricity consumption of the proposed project.

Total electricity consumption in Orange County in 2018 was approximately 19,858,000,000 kWh. Therefore, the increased electricity demand associated with the proposed project would be approximately 0.01 percent of Orange County's total electricity demand. Service providers utilize projected demand forecasts in order to provide an adequate supply or plan for surplus in their service areas. As discussed in Section 4.5, Energy, there are sufficient planned electricity supplies in the SCE service area for estimated net increases in energy demands through 2030. Because the proposed project would only represent a small fraction of electricity demand in Orange County, the project would meet Title 24 requirements and incorporate additional energy conservation measures, and there would be sufficient electricity supplies available, energy demand for the proposed project would be less than significant.

The supply and distribution network within the area surrounding the project site would remain essentially the same as exists currently, with the exception of on-site improvements to connect to the existing infrastructure. These on-site improvements would provide electrical service to the residential, commercial, and retail uses proposed. The proposed project would not increase electrical demand beyond existing projections from the local electricity provider and the project site is within a developed service area with existing demand. Therefore, the proposed project would not require the construction of any physical improvements related to the provision of electricity service that would result in significant environmental impacts and the proposed project's impacts would be less than significant. No mitigation is required.

4.17.5.5 Natural Gas

Construction.

Less Than Significant Impact. Short-term construction activities would not result in demand for natural gas since construction activities/equipment would not require accessing existing adjacent natural gas facilities. Therefore, construction activities would not impact natural gas services, and the proposed project would not require new or physically altered gas transmission facilities.

Operation.

Less Than Significant Impact. The existing use of the project site as a parking lot does not require the consumption of natural gas. Therefore, operation of the proposed project would increase on-site natural demand compared to existing conditions. CalEEMod 2016.3.2 was used to calculate the approximate annual natural gas demand of the proposed project. As discussed in Section 4.5 Energy, the estimated potential increase in natural gas demand associated with the proposed project is 97,767 therms per year. Total natural gas consumption in Orange County in 2018 was 236,102,647 therms. Therefore, operation of the proposed project would negligibly increase the annual natural gas consumption in Orange County by approximately 0.04 percent. The estimated increase in natural gas demand associated with the proposed project would represent a very small fraction of the natural gas demand in Orange County. Additionally, the proposed project would be required to comply with Title 24 requirements as described under Regulatory Compliance Measure E-1 and would reduce natural gas consumption by incorporating the energy efficiency measures listed above in the design of the proposed structures.

As noted above, service providers utilize projected demand forecasts in order to provide an adequate supply or plan for surplus in their service areas. As discussed in Section 4.5, Energy, it is anticipated that SoCalGas would be able to meet the natural gas demand in its service area through 2035. Because the proposed project would only represent a small fraction of natural gas demand in Orange County, the project would meet Title 24 requirements and incorporate additional energy conservation measures, and there would be sufficient natural gas supplies available, natural gas demand for the proposed project would be less than significant. No mitigation is required.

The supply and distribution network within the area surrounding the project site would remain essentially the same as exists today except for standard on-site improvements, and levels of service to off-site users would not be adversely affected. Existing gas transmission and distribution services maintained by SoCalGas would provide natural gas service to the proposed project. The proposed project would not increase natural gas demand beyond existing projections from the local natural gas provider and the project site is within a developed service area with existing demand. Therefore, the proposed project would not require the construction of any physical improvements related to the provision of natural gas service that would result in significant environmental impacts and the proposed project's potential impacts would be less than significant. No mitigation would be required.

4.17.5.6 Telecommunication Facilities

Less Than Significant Impact. Telephone, cable, and internet service lines in the vicinity will be extended into the project site. Internal to the project site, the project Applicant/Developer will be responsible for constructing adequate telecommunication facility extensions to the various structures of the proposed project. The construction and expansion of these facilities would occur on site during the site preparation and earthwork phase and are not expected to impact any telephone, cable, or internet services offsite that serve the surrounding areas. Additionally, telecommunication facilities are generally installed concurrently with utility expansions and impacts associated with the expansion of telecommunications facilities are already considered in the air quality, noise, and construction traffic analysis. Therefore, the project impacts associated with the relocation or construction of new or expanded telecommunication facilities and impacts would be less than significant. No mitigation is required.

Threshold 4.17.2: Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. As discussed previously, the Golden State Water Company (GSWC) would provide water services to the project site and would connect the proposed project to the existing 10-inch water main along the north side of Katella Avenue.

The proposed residential units would result in a minor increase in water demand. However, as discussed in Section 4.12, Population and Housing, the proposed project would not induce substantial population growth. Additionally, the proposed project would be required to implement Regulatory Compliance Measure UTIL-3, which requires the project to use reclaimed water and to comply with all State laws for water conservation measures, including the use of low-flow fixtures. With the implementation of Regulatory Compliance Measure UTIL-3, the total water demand generated by the proposed project as estimated by the CalEEMod outputs would be approximately 107,750 gpd or 120.7 afy.

The estimated increase in water demand associated with the proposed project would represent 0.7 percent of the West Orange System's current annual water demand, based on the system's projected demand of 16,722 afy in 2020. The proposed project does not require the preparation of a Water Supply Assessment pursuant to California Public Resources Code Section 21151.9, as discussed previously, because the proposed project does not meet the definition of a "project" as set forth in Section 10912 of the Water Code. The proposed project does not meet any of the criteria listed in Water Code Section 10912 and is not a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500-dwelling-unit project. Based on CalEEMod estimates, the proposed project is expected to demand approximately 16 percent less water than a 500-unit residential project.

As such, the proposed project would not necessitate new or expanded water entitlements, and the GSWC would be able to accommodate the increased demand for potable water. Therefore, with implementation of Regulatory Compliance Measure UTIL-3, impacts to water supplies would be less than significant. No mitigation is required.

Threshold 4.17.3: Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As discussed above, sewage from Cypress is diverted to either Reclamation Plant No. 1 in Fountain Valley or Reclamation Plant No. 2 in Huntington Beach. Reclamation Plant No. 1 has a primary treatment capacity of 208 mgd,[1] and is running under capacity at approximately 120 mgd.[2] Reclamation Plant No. 2 has a primary treatment capacity of 168[3] mgd and is running under capacity at approximately 65 mgd. [4]

The proposed project is anticipated to generate 80,223 gpd of wastewater. However, the 80,223 gpd of wastewater generated by the proposed project would only represent a small fraction of the primary daily treatment capacity of Reclamation Plant No. 1 and Reclamation Plant No. 2 (0.04 percent and 0.05 percent, respectively). Additionally, through its Capital Improvement Program, the OCSD strives to continue maintaining its facilities at optimal levels by planning, designing, and preparing for future demand by developing Facilities and Biosolids Master Plans that address 20-year planning horizons.[5] Through these long-range planning activities, the OCSD would be able to accommodate the growth in demand for wastewater treatment generated by the proposed project and other projects in its service area. Therefore, the proposed project would not result in a significant contribution to the capacity of Reclamation Plant No. 1 or Reclamation Plant No. 2. Additionally, fees required by the OCSD would sufficiently offset potential impacts generated by the proposed project. Therefore, the proposed project would result in less than significant impacts related to the wastewater treatment capacity and no mitigation measures are required.

Threshold 4.17.4: Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. As discussed above, the closest active landfill to the proposed project is the Olinda Alpha Landfill. The Olinda Alpha Landfill currently operates at approximately 87.5 percent of its daily capacity. As of November 2014, the Olinda Alpha Landfill had an estimated remaining disposal capacity of 34,200,000 cubic yards.[6]

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1 OCSD. 2019b. Budget Update Fiscal Year 2019–2020. Website: https://www.ocsd.com/Home/ShowDocument?id=28411 (accessed December 17, 2019).

2 Ibid.

3 Ibid.

4 OCSD. 2019c. Facts and Key Statistics Webpage. Website: https://www.ocsd.com/services/regional-sewer-service (accessed December 1, 2019).

5 OCSD. 2019d. Capital Improvement Program Fiscal Year 2017/2018. Website: https://www.ocsd.com/Home/ShowDocument?id=26170 (accessed December 20, 2019).

6 California Department of Resources, Recycling, and Recovery (CalRecycle). SWIS Facility Detail, Olinda Alpha Landfill (30-AB-0035). Website: https://www2.calrecycle.ca.gov/swfacilities/Directory/30-AB-0035 (accessed December 23, 2019).

Based on the CalEEMod outputs, the proposed project is estimated to generate 1,955 pounds of solid waste per day during operation. The incremental increase of solid waste generated by the proposed project would constitute 0.1 percent of the remaining daily available capacity (1,000 tpd) at the Olinda Alpha Landfill. Therefore, solid waste generated by the proposed project would not cause the capacity at the Olinda Alpha Landfill to be exceeded. As such, the proposed project would be served by a landfill with sufficient permitted capacity to accommodate its solid waste disposal needs. Therefore, the proposed project would result in less than significant impacts related to solid waste and landfill facilities, and no mitigation is required.

Threshold 4.17.5: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste practices in California are governed by multiple federal, State, and local agencies that enforce legislation and regulations ensuring that landfill operations minimize impacts to public health and safety and the environment. The project site is located within OCWR's service area. An important part of OCWR's mission is to apply sound environmental practices to ensure compliance with these regulations. Additionally, OCWR has an adopted CIWMP that requires countywide facilities to meet the 15-year capacity requirements. OCWR is also obligated to obtain a Solid Waste Facilities Permit, a Storm Water Discharge Permit, and permits to construct and operate gas management systems and meet Waste Discharge Requirements. The LEA, the SCAQMD, and the RWQCB enforce landfill regulations related to health, air quality, and water quality, respectively. The proposed project would not inhibit OCWR's compliance with the requirements of each of the governing bodies.

The proposed project would comply with the City's Construction and Demolition Ordinance (Regulatory Compliance Measure UTIL-4). The Applicant/Developer would also be required to submit a Materials Questionnaire should the contractor haul away its own demolition waste. Additionally, the proposed project would comply with AB 341, which went into effect on July 1, 2012. AB 341 requires businesses and multifamily residential dwelling units of five units or more that generate four or more cubic yards of commercial solid waste per week to implement recycling programs.[1] With adherence to Regulatory Compliance Measure UTIL-4, the proposed project would comply with federal, State, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant, and no mitigation is required.

4.17.6 Level of Significance Prior to Mitigation

With adherence to Regulatory Compliance Measures UTIL-1 through UTIL-4, Regulatory Compliance Measure E-1, Regulatory Compliance Measure HYD-1, and Regulatory Compliance Measure HYD-3, the proposed project would result in less than significant impacts related to utilities and service systems.

[1] City of Cypress. AB 341 Mandatory Commercial Recycling. Website: https://www.cypressca.org/work/trash-recycling/ab-341-mandatory-commercial-recycling (accessed December 23, 2019).

4.17.7 Regulatory Compliance Measures and Mitigation Measures

4.17.7.1 Regulatory Compliance Measures

The following regulatory compliance measures pertaining to utilities and service systems are applicable to the proposed project.

Regulatory Compliance Measure UTIL-1 **Sewer Improvement Standards.** All required sewer improvements shall be designed and constructed to City and Orange County Sanitation District (OCSD) standards and shall be approved by the City of Cypress (City) Engineer prior to development. These improvements may be constructed in a phased sequence depending upon the development process. Facilities shall be dedicated to the City and/or OCSD at the completion of construction.

Regulatory Compliance Measure UTIL-2 **Drainage Improvement Standards.** Drainage system improvements shall be designed and constructed to City and Orange County Flood Control District (OCFCD) standards, if applicable, and will be approved by those agencies prior to development. Improvements may be constructed in a phased sequence depending upon the development process. Facilities shall be dedicated to the City at completion of construction to the extent required by the City (Source: Mitigation Measure No. 64, page 151, Cypress Business and Professional Center Specific Plan EIR).

Regulatory Compliance Measure UTIL-3 **Water Conservation.** The Applicant/Developer shall comply with all State laws for water conservation measures and use of reclaimed water. Voluntary water conservation strategies shall be encouraged. The Building Division shall determine compliance prior to issuance of building permits (Source: Mitigation Measure No 75, pages 157 and 158, Cypress Business and Professional Center Specific Plan EIR).

Regulatory Compliance Measure UTIL-4 **Construction and Demolition Ordinance**. The Construction Contractor shall comply with the provisions of City Ordinance No. 1166 and the 2016 California Green Building Standards Code, which would reduce construction and demolition waste. Ordinance No. 1166 is codified in Article VIII, Materials Questionnaire for Certain Construction and Demolition Project within the City of Cypress in the City of Cypress Municipal Code.

Additionally, refer to Regulatory Compliance Measure E-1 in Section 4.5, Energy, and Regulatory Compliance Measures HYD-1 and HYD-3 in Section 4.9, Hydrology and Water Quality.

4.17.7.2 Mitigation Measures

No mitigation measures are applicable to the proposed project.

4.17.8 Level of Significance after Mitigation

The proposed project would not result in any significant impacts to utilities or service systems. No mitigation is required.

4.17.9 Cumulative Impacts

As defined in the *State CEQA Guidelines*, cumulative impacts are the incremental effects of an individual project when viewed in connection with the effects of past, current, and probable future projects within the cumulative impact area for public services and utilities. The project site is a vacant parking lot located in an urban area with existing services provided by utility providers in the vicinity. The cumulative area for utilities is listed below for each individual utility provider.

4.17.9.1 Wastewater

The geographic area for the cumulative analysis for wastewater treatment is defined as the City and the OCSD service area. Within its service area, the OCSD uses United States Census Bureau population data, as well as information regarding existing and zoned land uses, to project current and future wastewater flows. For this reason, the projected demand for wastewater treatment is cumulative in nature.

The wastewater capacities of OCSD Reclamation Plant No. 1 and 2 are designed to accommodate the growth forecast within the OCSD service area and development outlined in the General Plans for jurisdictions within its service area. As discussed in Section 4.12, Population and Housing, population growth generated by the proposed project in conjunction with related projects would not induce substantial population unplanned population growth in the City. Through its Capital Improvement Program, the OCSD strives to continue maintaining its facilities at optimal levels by planning, designing, and preparing for future demand by developing Facilities and Biosolids Master Plans that address 20-year planning horizons.[1] Because OCSD prepares for future demand over long planning horizons, adequate facilities would be planned for to account for population growth. Therefore, the cumulative population and housing growth from the proposed project and the related projects would be planned for and the OCSD would have adequate capacity for the increased wastewater treatment demand associated with implementation of the proposed project and the related projects within its service area.

[1] OCSD. 2019d. Capital Improvement Program Fiscal Year 2017/2018. Website: https://www.ocsd.com/Home/ShowDocument?id=26170 (accessed December 1, 2019).

Furthermore, OCSD is starting construction on the Western Regional Sewers project as early as Spring 2020, which would further improve OCSD sewer facilities in the vicinity of the project site.[1] Individual projects in the OCSD service area, including the related projects, would address the localized capacity of OCSD facilities and identify whether new or upgraded facilities are required.

For these reasons, the proposed project and related projects would not result in a cumulatively significant impact to wastewater generation.

4.17.9.2 Potable Water

The geographic area for the cumulative analysis of water infrastructure is the West Orange service area of GSWC. The projections for potable water demand in the GSWC West Orange service area are based on regional population and economic growth forecasts, and account for potential future development within its service area, including the additional demand for water generated by the related projects. According to the GSWC 2015 UWMP, by 2035, the West Orange service area's population is estimated to increase at a 0.3 percent growth rate per year, and households and employment in the service area are both expected to grow at an annual growth rate of 0.2 percent over the same period. For this reason, the projected demand for water supply in the GSWC West Orange service area is inherently cumulative in nature. As discussed previously, population growth generated by the proposed project in conjunction with related projects would not result in substantial unplanned population growth. As such, GSWC would update its population projections and expected water demand accordingly to accommodate population and housing growth. Therefore, GSWC would have adequate capacity for the increased demand for potable water associated with the development of the proposed project and the related projects within its service area. Therefore, the proposed project and the related projects would not have a cumulatively significant impact on water supply or facilities.

4.17.9.3 Electricity

The geographic area for the cumulative analysis of impacts to the provision of electricity is the service territory of SCE. SCE's service area covers approximately 50,000 sq mi in Southern and Central California, with the provision of energy service to approximately 15 million across the service territory.[2] The projections of statewide electricity supply capacity demand rates are cumulative in nature. They are based on population and economic growth in addition to such physical variables as average temperature and water supplies (important to hydroelectric generation) in a given year. The total annual electricity consumption in the SCE service area in 2017 was 84,291.6 GWh and by 2030, consumption is anticipated to increase by approximately 12,000 GWh for the low-demand scenario and by 22,000 GWh for the high-demand scenario.[3] While this forecast represents a large increase in electricity consumption, the proposed project's percent of cumulative consumption of electricity in

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1 OCSD. 2019e. Western Regional Sewers Program Webpage. Website: https://www.ocsd.com/residents/future-projects/western-regional-sewers (accessed December 17, 2019).

2 Southern California Edison. 2019. About Us. Website: https://www.sce.com/about-us/who-we-are (accessed December 12, 2019).

3 CEC. 2018. California Energy Demand, 2018-2030 Revised Forecast. Publication Number: CEC-200-2018-002-CMF. February. Website: https://efiling.energy.ca.gov/getdocument.aspx?tn=223244 (accessed December 12, 2019).

the SCE service area would be negligible. Therefore, any increase in electrical demand resulting from the proposed project would be incremental compared to an increase in regional demand. Sufficient electricity supplies and infrastructure capacity are available, or have already been planned, to serve past, present, and reasonably foreseeable projects.

Additionally, Title 24 of the California Administrative Code regulates energy and water consumption in new construction and regulates building energy consumption for heating, cooling, ventilation, water heating, and lighting. Therefore, in relation to the cumulative study area, the proposed project would not generate a significant cumulative increase in demand for electricity or a significant disruption in service or service level. Therefore, the proposed project's contribution to electricity impacts would not be cumulatively considerable, and no mitigation is required.

4.17.9.4 Natural Gas

The geographic area for the cumulative analysis of impacts to the provision of natural gas is the service territory for SoCalGas. SoCalGas provides natural gas to approximately 21.8 million people in a 24,000 sq mi service area throughout Central and Southern California, from Visalia to the Mexican border. Total natural gas consumption in the SoCalGas service area in 2018 was 5,156.1 million therms. [1] Between 2018 and 2035, total natural gas consumption in the SoCalGas service area is forecast to remain steady for the low- and mid-demand scenarios and to increase by approximately 650 million therms in the high-demand scenario due to intense energy efficiency efforts.[2] The proposed project's percent of cumulative consumption of natural gas in the SoCalGas service area would be negligible. Therefore, any increase in natural gas demand resulting from the proposed project would be incremental compared to an increase in regional demand. Furthermore, like the proposed project, all future projects would be subject to Title 24 requirements and would be evaluated on a case-by-case basis to determine the need for specific distribution improvements. Therefore, the proposed project's contribution to natural gas impacts would not be cumulatively considerable, and no mitigation is required.

4.17.9.5 Solid Waste

The geographic area for the cumulative analysis of solid waste infrastructure is OCWR's service territory. Development associated with the proposed project would contribute to an increased demand for landfill capacity for solid waste. As stated previously, the landfill serving the project site would be the Olinda Alpha Landfill, which is not scheduled to close until 2030. As discussed under Threshold 4.17.4 above, the proposed project would only constitute approximately 0.1 percent of the remaining average daily capacity at the Olinda Alpha Landfill. Additionally the Olinda Alpha Landfill is currently only receiving 87.5 percent of the 8,000 tons it is permitted to receive. Therefore, the Olinda Alpha Landfill has sufficient permitted capacity to provide adequate capacity for Orange County's solid waste needs and with compliance with federal, State, and local statues and regulations related to solid waste, which require reductions in solid waste generation.

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1 CEC. 2019e. Natural Gas Consumption by Entity. Website: https://ecdms.energy.ca.gov/gasbyutil.aspx (accessed December 12, 2019).

2 Ibid.

Furthermore, based on their current daily maximum permitted disposal capacities and current average daily tonnage, the Alpha Olinda Landfill will reach capacity in 2030, the Frank R. Bowerman Landfill will reach capacity in 2053, and the Prima Deshecha Landfill will reach capacity in 2102.[1] Therefore, there is currently sufficient permitted capacity within the existing OCWR system serving Orange County to provide adequate future capacity for the County's solid waste needs. Therefore, the proposed project's contribution to solid waste impacts would not be cumulatively considerable, and no mitigation is required.

4.17.9.6 Telecommunication Facilities

The geographic area for the cumulative analysis of impacts to the provision of telecommunication facilities is the City. Telephone, cable, and internet services are provided to residents through private providers of these services. The construction and expansion of telecommunication facilities for the proposed project would occur on site and is not expected to impact any telephone, cable, or internet services offsite that serve the surrounding areas. Likewise, construction and expansion of telecommunication facilities would generally occur on site to extend through proposed related developments. Therefore, cumulative impacts associated with the relocation or construction of new or expanded telecommunication facilities would be less than significant. No mitigation is required.

[1] Orange County Waste & Recycling. 2019. Landfill Information Webpage. Website: http://www.oclandfills.com/landfill (accessed December 12, 2019)