4.17 UTILITIES AND SERVICE SYSTEMS

4.17.1 EXISTING CONDITIONS

Potable Water

The Project Site is within the existing service area of Anaheim Public Utilities (APU), which is a city-owned, not-for-profit electric and water utility that offers electric and water services to residents and businesses in Anaheim. APU provides potable water supply and distribution to the City.

APU has existing facilities near the Project Site, including southwest of the Project Site on Santa Ana Canyon Road near the intersection of Eucalyptus Drive, downstream of an existing pressure reducing station. There is also an existing 36-inch potable water line within Santa Ana Canyon Road.

The Project Site is primarily undeveloped and is currently vacant; therefore, the Project Site does not currently generate any demand for potable water. There are no potable water lines within the Project Site; however, there are existing facilities nearby as described above.

Wastewater/Sewer

The City of Anaheim owns, operates, and maintains the local sanitary sewer collection facilities within the City. Sewage is collected by City collector facilities, then conveyed to trunk sewers and regional treatment facilities which are owned and operated by the Orange County Sanitation District (OCSD, now called OC San). The Project Site is within the existing service area of the City/OC San; therefore, the Project's sewer collection needs would be served by the City and its regional sewer collection and treatment needs would be served by OC San.

There is an existing underground 12-inch vitrified clay pipe (VCP) sewer line that traverses the Project Site in the north-south direction that was installed to service residential developments that are located to the south of the Project Site (City of Anaheim 1990a). This sewer line is located beneath the existing access and maintenance road that is located within the Project Site. The sewer line ultimately connects to an 18-inch sewer trunk line within Santa Ana Canyon Road north of the Project Site.

Because the Project Site is primarily undeveloped and currently vacant, the Project Site does not currently generate any wastewater or demands for wastewater conveyance and treatment.

Drainage and Water Quality

The Project Site contains an existing 96-inch reinforced concrete pipe storm drain. The existing storm drain is located within an existing 25-foot-wide easement. This storm drain was constructed in 1990 as a condition of the nearby "The Highlands" residential development. The existing storm drain receives runoff from the upper Deer Canyon drainage

basin and "The Highlands" development, and conveys this runoff in a northerly direction, ultimately draining into the Santa Ana River.

Off-site stormwater also currently flows through natural drainage courses that are upslope of the Project Site to the south and east.

The Project Site consists mostly of undeveloped open space with limited impervious surfaces. In existing conditions, approximately 98.4 percent of the Project Site is pervious (Hunsacker 2024b). There are some limited impervious surfaces in the Project Site including a paved access road that is located within the western portion of the Project Site that connects to Santa Ana Canyon Road in the north.

Electricity

The Project Site is within the service area of APU, and thus APU provides electrical services to the Project Site.

There are Southern California Edison (SCE) transmission line towers east of and adjacent to the Project Site.

Because the Project Site is primarily undeveloped and currently vacant, the Project Site does not currently generate any demand for electricity.

Natural Gas

The Southern California Gas Company (SCGC) is the natural gas provider for the City of Anaheim, including the Project Site.

Existing natural gas facilities near the Project Site consist of a gas main line within Santa Ana Canyon Road right-of-way.

Because the Project Site is primarily undeveloped and currently vacant, the Project Site does not generate any current demand for natural gas.

Telecommunications

Telecommunication and telephone services in the vicinity of the Project Site are provided by AT&T, which is the anticipated service provider of telecommunications services for the Project Site.

Because the Project Site is primarily undeveloped and currently vacant, the Project Site does not generate any current demand for telecommunications.

Solid Waste

The City of Anaheim maintains an exclusive contract with Republic Waste Services of Southern California LLC (Anaheim Disposal) to provide waste hauling services. OC Waste & Recycling provides the landfill resources for Orange County as a whole. According to

coordination with OCWR and depending on the ultimate timing for the Project's buildout, solid waste that is generated from the Project would most likely be disposed of at the Olinda Alpha Landfill, which is part of the Orange County landfill system operated by OCWR (OCWR 2024a). The Olinda Alpha Landfill is located at 1942 North Valencia Avenue in the City of Brea. It is permitted to accept up to 8,000 tons of solid waste per day according to data contained in CalRecycle's Solid Waste Information System (SWIS) and based on correspondence with OCWR staff in 2024 (CalRecycle 2023a, OCWR 2024a). The landfill currently has estimated capacity of 11.7 million cubic yards (OCWR 2024a). The Olinda Alpha Landfill is permitted to 2036, however, because it is nearing capacity, it is expected to be closed to accepting waste from transfers/haulers in approximately December 2026 (OCWR 2024a).

Once the Olinda Alpha Landfill is closed, it is anticipated that solid waste from the Project would be directed to the Frank R. Bowerman Landfill (FRB Landfill) (OCWR 2024a). The FRB Landfill is located at 11002 Bee Canyon Access Road in Irvine and is approximately 725 acres, of which approximately 534 acres are permitted for disposal. The FRB Landfill can accept 11,500 tons per day with an estimated remaining air space capacity of 162 million cubic yards as of December 31, 2022 (OCWR 2024a). The closure date for the FRB Landfill is anticipated in the year 2053. (CalRecycle 2023b). If needed, Prima Dishecha Landfill in San Juan Capistrano could also be used to serve the Project (OCWR 2024a)

Because the Project Site is primarily undeveloped and currently vacant, the Project Site does not currently generate any demand for solid waste pick up or disposal.

4.17.2 REGULATORY SETTING

Federal

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) of 1974 gave the United States Environmental Protection Agency (EPA) the authority to set standards for contaminants in drinking water supplies. The EPA was required to establish primary regulations for the control of contaminants that affected public health and secondary regulations for compounds that affect the taste, odor, and aesthetics of drinking water. Under the provisions of SDWA, the California Department of Health Services (DHS) has the primary enforcement responsibility. Title 22 of the California Administrative Code establishes DHS authority, and stipulates State drinking water quality and monitoring standards.

Clean Water Act (National Pollutant Discharge Elimination System)

Treated wastewater is closely regulated for health and environmental concerns and is included in the National Pollutant Discharge Elimination System (NPDES) program. The Regional Water Quality Control Board, Santa Ana Region (RWQCBSAR), regulates operations and discharges from sewage systems through the NPDES permit. The Project Site, located within the City of Anaheim, falls within the jurisdiction of the RWQCBSAR (Region 8), and the Project would be subject to the waste discharge requirements of the RWQCBSAR

Municipal Permit (General MS4 Permit) Order No. R8-2002-0010, NPDES No. CAS618030 (adopted January 2002). The City of Anaheim is a Permittee under the General MS4 permit and therefore has legal authority for enforcing the terms of the permit in its jurisdiction.

Energy Policy Act of 1992

The Federal Energy Regulatory Commission (FERC) regulates the transmission and sale of electricity in interstate commerce (including interstate gas pipelines that serve California), licensing of hydroelectric projects, and oversight of related environmental matters. As part of the license application process, environmental analysis pursuant to the National Environment Policy Act (NEPA) must be conducted. FERC acts under the legal authority of the Federal Power Act of 1935, the Public Utility Regulatory Policies, and the Energy Act of 1992, in addition to several other federal acts. Energy Act of 1992 addresses energy efficiency, energy conservation and energy management, natural gas imports and exports, and alternative fuels (including as used in motor vehicles). It amended parts of the Federal Power Act of 1935.

Title 40 of the Code of Federal Regulations

Title 40 of the Code of Federal Regulations, Part 258 (Resource Conservation and Recovery Act [RCRA], Subtitle D), contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria.

State

California Water Plan

The California Water Plan is prepared by the California Department of Water Resources (DWR), most recently updated in 2023. The California Water Plan Update 2023 Update was approved recently in May 2024 (DWR 2024). The plan provides a framework for water managers, legislators, tribes, agencies, businesses, academia, stakeholders, and the public to consider options and make decisions regarding California's water future. The California Water Plan, which is updated every 5 years, presents basic data and information on California's water resources, including water supply evaluations and assessments of agricultural, urban, and environmental water uses, to quantify the gap between water supplies and uses. The California Water Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs. The California Water Plan provides resource management strategies and recommendations to strengthen integrated regional water management. The resource management strategies help regions meet future demands and sustain the environment, resources, and economy, involve communities in decision-making, and meet various goals. A resource management strategy is a project, program, or policy that helps local agencies and governments manage their water and related resources. These strategies can reduce water demand, improve operational efficiency, increase water supply, improve water quality, practice resource stewardship, and improve flood management.

Additionally, the California Water Plan includes a finance plan that identifies critical priorities for state investment in integrated water management activities.

California Water Code

The California Water Code contains provisions that control almost every consideration of water and its use. Division 2 of the California Water Code provides that the SWRCB consider and act on all applications for permits to appropriate waters. Division 6 of the California Water Code controls conservation, development, and utilization of the State water resources, whereas Division 7 addresses water quality protection and management.

Urban Water Management Planning Act

The Urban Water Management Planning Act (UWMP Act) (California Water Code Sections10610, et. seq.) was enacted in 1983. The UWMP Act applies to municipal water suppliers, such as the City of Anaheim/APU, that serve more than 3,000 customers or that provide more than 3,000 acre feet per year (afy) of water. The UWMP Act requires these suppliers to update their Urban Water Management Plan (UWMP) every five years to demonstrate an appropriate level of reliability in supplying anticipated short-term and long-term water demands during normal, dry, and multiple dry years.

Specifically, UWMPs must:

- Provide current and projected population, climate, and other demographic factors affecting the supplier's water management planning;
- Identify and quantify, to the extent practicable, the existing and planned sources of water available to the supplier;
- Describe the reliability of the water supply and vulnerability to seasonal or climatic shortage;
- Describe plans to supplement or replace that source with alternative sources or water demand management measures;
- Describe the opportunities for exchanges or transfers of water on a short-term or long-term basis (associated with systems that use surface water);
- Quantify past and current water use;
- Provide a description of the supplier's water demand management measures, including a schedule of implementation, programs to measure effectiveness of measures, and anticipated water demand reductions associated with the measures; and
- Assess the water supply reliability.

Senate Bill 610 and Senate Bill 221

Senate Bill (SB) 610 amended State law to improve the link between information on water supply availability and certain land use decisions made by cities and counties. Specifically, it

requires land use planning entities (in this case, the City of Anaheim), when evaluating certain large development projects, to request an assessment of water supply availability from the water supply entity that would provide water to a project. A water supply assessment (WSA) must be prepared in conjunction with the land use approval process associated with a project and must include an evaluation of the sufficiency of the water supplies available to the water supplier to meet existing and anticipated future demands, including the demand associated with the project in question, over a 20-year horizon that includes normal, single dry, and multiple dry-years. An SB 610 WSA is required for any "project" that is subject to CEQA and that proposes, among other things, residential development of more than 500 dwelling units. [1]

In addition, SB 221 requires land use planning agencies, such as the City, to include (as a condition of approval for a tentative map that includes a subdivision involving more than 500 dwelling units) a requirement to obtain a written verification from the applicable public water system or, where there is no existing water supplier from a consultant directed by the City, that sufficient water supplies are available for the subdivision. SB 221 also addresses the issue of land use and water supply, but at a different point in the planning process than does SB 610. SB 221 requires a City or County to deny approval of a final or parcel map if the City or County finds that the project does not have a sufficient, reliable water supply as defined in the bill.

Due to the size of the Project Site, the State of California, through SB 610, requires that a WSA be completed to evaluate the potential effect of the proposed development on current and future water supplies. Therefore, a Water Supply Assessment has been prepared to evaluate the impacts of the Project (Psomas 2024b). However, an SB 221 verification would not be triggered since the Project does not involve consideration of a major tentative subdivision map involving more than 500 dwelling units.

Sustainable Groundwater Management Act (SB 1262)/Implications for SB 610 WSA

Senate Bill 1262 adopted in September 2016 amends Section 66473.7 of the Government Code to require WSAs to address certain elements regarding groundwater sustainability if the project relies in whole or in part on groundwater as a source of supply.

For a WSA, the portions of SB 1262 that are applicable are as follows:

- For a basin that has not been adjudicated that is a basin designated as high- or medium-priority pursuant to California Water Code Section 10722.4, information regarding the following should be provided:

[1] Specifically, SB 610 defines a "project" as including any of those proposing: over 500 housing units; 250,000 square feet of commercial office space (or more than 1,000 employees); a shopping center or business establishment with over 500,000 square feet (or more than 1,000 employees); a proposed hotel or motel, or both, having more than 500 rooms; or a mixed-use project that includes one or more of the foregoing projects; or equivalent usage.

- Whether the California Department of Water Resources (DWR) has identified the basin as being subject to critical conditions of overdraft pursuant to California Water Code Section 12924.
- If a groundwater sustainability agency has adopted a groundwater sustainability plan or has an approved alternative, a copy of that alternative or plan.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969 (Porter-Cologne Act) is California's statutory authority for the protection of water quality. Under the Porter-Cologne Act, the State must adopt water quality policies, plans, and objectives that protect the State's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegated to the nine RWQCBs. The Porter-Cologne Act sets forth the obligations of the California State Water Resources Control Board (State Water Board) and the nine RWQCBs, which engage in several water quality functions in their respective regions and regulate all pollutant or nuisance discharges that may affect either surface water or groundwater. The Project Site, located within the City of Anaheim, falls within the jurisdiction of the RWQCBSAR (Region 8).

Senate Bill 606 and Assembly Bill 1668

In 2018, two laws were passed that built on California's ongoing efforts to make water conservation a way of life. They emphasized efficiency and stretching water supplies in cities and farms. The laws were jointly designed to overhaul California's approach to conserving water. The measures impose new and expanded requirements on State water agencies and local water supplies and provide for greater state oversight of local water suppliers' water use, even in non-drought years. Assembly Bill (AB) 1668 and Senate Bill (SB) 606 require the State Water Resources Control Board, in coordination with the Department of Water Resources, to establish long-term urban water use efficiency standards by June 30, 2022. Those standards include components for indoor residential use, outdoor residential use, water losses, and other uses.

Regarding indoor residential use, these laws set a standard of 55 gallons per-person, per-day through January 1, 2025. After that date, the amount will be incrementally reduced over time. For the development of outdoor residential use standards, the bills require DWR to conduct studies of landscaping and climate throughout the State by 2021. DWR will then provide the resulting data to SWRCB and local water suppliers for development of urban water use objectives. In addition, the bills will require local water suppliers to calculate and comply with their water use objectives and report those objectives and actual use to DWR. New five-year drought risk assessments and water shortage contingency plans must also be incorporated into Urban Water Management Plans.

Model Water Efficient Landscape Ordinance

The Model Water Efficient Landscape Ordinance (MWELO or Ordinance) was adopted by the Office of Administrative Law in September 2009 and requires local agencies to implement water-efficiency measures as part of their review of landscaping plans. Local agencies can either adopt the MWELO or incorporate provisions of the Ordinance into code requirements for landscaping. Drought Executive Order of April 1, 2015 (Executive Order B-29-15) directed DWR to update the State's MWELO through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015. New development projects that include landscape areas of 500 square feet or more are subject to the Ordinance. This applies to residential, commercial, industrial, and institutional projects that require a permit, plan check, or design review. The previous landscape size threshold for new development projects ranged from 2,500 square feet to 5,000 square feet. The size threshold for existing landscapes that are being rehabilitated has not changed, remaining at 2,500 square feet. Only rehabilitated landscapes that are associated with a building or landscape permit, plan check, or design review are subject to the Ordinance.

California Health and Safety Code

Section 64562 of the California Health and Safety Code establishes water supply requirements for service connections to public water systems. Before additional service connections can be permitted, enough water must be available to the public water system from its water sources and distribution reservoirs to adequately, dependably, and safely meet the total requirements of all water users under maximum-demand conditions.

Assembly Bill 715

Assembly Bill (AB) 715, enacted in 2007, requires that any toilet or urinal sold or installed in California on or after January 1, 2014, cannot have a flush rating exceeding 1.28 and 0.5 gallons per flush, respectively. AB 715 superseded the State's previous standards for toilet and urinal water use set in 1991 of 1.6 and 1.0 gallons per flush, respectively. On April 8, 2015, in response to the Governor's Emergency Drought Response Executive Order (Executive Order B-29-15), the California Energy Commission approved new standards for urinals requiring that they not consume more than 0.125 gallons per flush, 75 percent less than the standard set by AB 715.

Water Conservation Act of 2009

The Water Conservation Act of 2009 (SB X7-7) requires all water suppliers to increase water use efficiency. The legislation set an overall goal of reducing per capita water by 20 percent by 2020 in each water district. Effective in 2016, urban retail water suppliers who do not meet the water conservation requirements established by this bill are not eligible for State water grants or loans.

Senate Bill 407

SB 407, enacted in 2009, mandates that all existing buildings in California come up to current State plumbing fixture standards within this decade. This law establishes requirements that residential and commercial property built and available for use on or before January 1, 1994, replace plumbing fixtures that are not water conserving, defined as "noncompliant plumbing fixtures." This law also requires a seller or transferor of single-family residential property show to the purchaser or transferee, in writing, the specified requirements for replacing plumbing fixtures and whether the real property includes noncompliant plumbing. Similar disclosure requirements went into effect for multi-family and commercial transactions on January 1, 2019. SB 837, passed in 2011, reinforces the disclosure requirement by amending the statutorily required transfer disclosure statement to include disclosure about whether the property follows SB 407 requirements.

Title 22 of California Code of Regulations

Title 22 regulates the use of reclaimed wastewater (recycled water) and sets forth water quality standards related thereto. In most cases, only disinfected tertiary water may be used on food crops where recycled water would encounter the edible portion of a crop. Disinfected secondary treatment may be used for food crops where the edible portion is produced below ground and will not encounter secondary effluent. Lesser levels of treatment are required for other types of crops, such as orchards, vineyards, and fiber crops.

General Waste Discharge Requirement

On May 2, 2006, the State Water Board adopted a General Waste Discharge Requirement (Order No. 2006-0003) for all publicly owned sanitary sewer collection systems in California with more than one mile of sewer pipe. The Order provides a consistent Statewide approach to reducing sanitary sewer overflows by requiring public sewer system operators to take all feasible steps to control the volume of waste discharged into the system, to prevent sanitary sewer waste from entering the storm sewer system, and to develop a Sewer System Management Plan (SSMP). The General Waste Discharge Requirement also requires that storm sewer overflows be reported to the State Water Board using an online reporting system. The State Water Board delegated authority to its nine RWQCBs to enforce these requirements.

Assembly Bill 341

The purpose of AB 341 is to reduce greenhouse gas (GHG) emissions by diverting commercial solid waste to recycling efforts and to expand the opportunity for additional recycling services and recycling manufacturing facilities in California. In addition to Mandatory Commercial Recycling, AB 341 sets a Statewide goal for 75 percent disposal reduction by the year 2020.

California Integrated Waste Management Act, Assembly Bill 939

AB 939 (Public Resources Code [PRC] § 41780) requires cities and counties to prepare Integrated Waste Management Plans and to divert 50 percent of solid waste from landfills beginning in calendar year 2000 and each year thereafter. AB 939 also requires cities and counties to prepare Source Reduction and Recycling Elements as part of the Integrated Waste Management Plan (IWMP). These elements are designed to develop recycling services to achieve diversion goals, stimulate local recycling in manufacturing, and stimulate the purchase of recycled products.

Senate Bill 1016

SB 1016 builds on AB 939 compliance requirements by requiring that the 50 percent solid waste diversion be measured in terms of per capita disposal expressed as pounds per person per day. The new per capita disposal and goal measurement system moves the emphasis from an estimated diversion measurement number to using an actual disposal measurement number as a factor. Every year CalRecycle calculates each jurisdiction's per capita (per resident and per employee) disposal rates and reviews jurisdiction compliance on a case-by-case basis. Jurisdictions are not compared to other jurisdictions or the Statewide average but compared to their own 50 percent per capita disposal target.

Senate Bill 1383

SB 1383 was signed in September 2016 to reduce emissions of short-lived climate pollutants. As it pertains to CalRecycle, SB 1383 establishes targets to achieve a 50 percent reduction in the level of the Statewide disposal of organic waste from the 2014 level by 2020 and a 75 percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste currently disposed edible food[16] is recovered for human consumption by 2025.[17] SB 1383 further supports California's efforts to achieve the Statewide 75 percent recycling goal by 2020 established in AB 341.

California Public Utilities Commission

The California Public Utilities Commission (CPUC) regulates privately owned telecommunication, electric, natural gas, water, railroad, rail transit, and passenger transportation companies. It is the responsibility of the CPUC to (1) assure California utility customer safety, reliable utility service at reasonable rates; (2) protect utility customers from fraud; and (3) promote a healthy California economy. The Public Utilities Code, adopted by the legislature, defines the jurisdiction of the CPUC.

California Code of Regulations Title 24

Part 6 (Energy Efficiency Standards for Residential and Nonresidential Buildings)

California Code of Regulations Title 24 Part 6 (California's Energy Efficiency Standards for Residential and Nonresidential Buildings) was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated

periodically to allow consideration and possible incorporation of new energy-efficient technologies and methods and are now considered some of the most stringent in the nation. Energy-efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The 2022 Building Energy Efficiency Standards went into effect on January 1, 2023.[19]

Part 11 (California Green Building Standards Code)

California Code of Regulations Title 24, Part 11, is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went into effect January 1, 2011. The code is updated on a regular basis with requirements that are now considered some of the most stringent in the nation, with the most recent update consisting of the 2019 California Green Building Standards Code (CALGreen) that became effective January 1, 2020.[20] Local jurisdictions are permitted to adopt more stringent requirements, as State law provides methods for local enhancements. The code recognizes that many jurisdictions have existing construction and demolition ordinances and defers to them as the ruling guidance if they provide a minimum 50 percent waste diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. The California Building Standards Code (CBC) provides the minimum standard that buildings must meet to be certified for occupancy, which is enforced by the local building or planning departments with jurisdiction over the building.

Solid Waste Reuse and Recycling Act

The Solid Waste Reuse and Recycling Access Act requires areas in development projects to be set aside for collecting and loading recyclable materials. The Solid Waste Reuse and Recycling Access Act required CalRecycle to develop a model ordinance for adoption by any local agency relating to adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model or an ordinance of their own to govern adequate areas in development projects for collection and loading of recyclable materials.

County Sanitation District Act

Section 4700, et seq. of the California Health and Safety Code is also known as the County Sanitation District Act. This act regulates the formation, operation, and governance of County Sanitation Districts, including the construction, maintenance, and operation of a sewerage system and sewage disposal or treatment plant, a refuse transfer or disposal system, or both. It also authorizes the districts to charge a fee for connection to the sewer system or increases in the strength or quantity of wastewater from a specific parcel or operation. The capital facilities fee shall be sufficient to construct the incremental expansion of the sewer system in order to accommodate the development.

Local

City of Anaheim General Plan – Public Service and Facilities Element

The Public Services and Facilities Element outlines the City's goals and policies concerning fire protection and emergency services, police services, electric and water utilities, sewer and storm drain systems, schools and libraries, and other utilities and services. The goals and policies identified in this element help guide the City's provision of new and expanded public facilities to support the continued growth of the City.

The Public Services and Facilities Element contains several maps showing the locations of public facilities and utility systems (Figure PSF-1, PSF-6, PSF-7, and PSF-9), however these maps are partially out-of-date since the last revision of this Element occurred in 2010. As such, see Section 4.13, Public Services, for the latest locations and analyses of public service facilities and see section 4.17, Utilities and Service Systems, for the latest locations and analyses of utility systems. The goals and policies identified in the Public Services and Facilities Element that are relevant to this analysis are provided in Table 4.10-3.

Anaheim Municipal Code

Water Conservation Ordinance

Chapter 10.18 of the AMC provides voluntary and mandatory water restrictions for the City to respond to different degrees of water shortages. Four Water Reduction Plans are defined in Chapter 10.18. Plan I is intended for mild water shortages and encourages voluntary reduction in outdoor irrigation. Plans II through IV include mandatory restrictions for significant to extreme water shortages. Restrictions include no irrigation runoff, required shutoff nozzles on hoses, no water driveways or sidewalks, the prohibition of non-circulation fountains, only nighttime irrigation, water service upon request in restaurants, launder linens upon request in hotels, and limited to restricted irrigation days. This ordinance implements and enforces water shortage contingency rules and regulations during periods of water supply shortages and water shortage emergencies to ensure that there is sufficient water for human consumption, sanitation, and fire protection.

Landscape Water Efficiency Ordinance

This ordinance, codified at AMC Section 10.19, establishes an alternative ordinance acceptable under Executive Order B-29-15 as being at least as effective as the State Model Water Efficient Landscape Ordinance and is to promote the design, installation, and maintenance of landscaping in a manner that conserves regional water resources by ensuring that landscaping projects are not unduly water-needy and that irrigation systems are appropriately designed and installed to minimize water waste.

Orange County Sanitation District Wastewater Discharge Regulations

In accordance with the Clean Water Act, the General Pretreatment Regulations, and the Porter-Cologne Water Quality Control Act, the Orange County Sanitation District (OCSD) has

adopted Wastewater Discharge Regulations to address the types of discharges that may enter into the sewer system. The OCSD requires permits or waivers for specific discharges such as groundwater, surface runoff, or subsurface drainage; industrial wastewater; toxic materials in wastewater; fats, oil, and grease from food service establishments; medical wastes; and sludge subject to prohibitions, on-site treatment, self-monitoring, and reporting requirements.

Liquid waste pumpers must also register with the Orange County Health Care Agency and obtain a Waste Hauler Permit from OCSD for the disposal of septage, chemical toilet, and grease trap wastes at Treatment Plant No. 1.

The regulations include fees and charges for service, connection, permits, violations, and penalties to fund operation and maintenance of the regional sewer system.

California Integrated Waste Management Act (AB 939)

The California Integrated Waste Management Act of 1989 (AB 939) requires all counties to prepare an Integrated Waste Management Plan. The County of Orange has an adopted plan that includes the following mandated components: a Source Reduction and Recycling Element; a Household Hazardous Waste Element; a countywide Siting Element that identifies 15 years of available disposal capacity; and a statement of significant solid waste disposal problems facing the jurisdiction.

The Source Reduction and Recycling Element (SRRE) of the Integrated Waste Management Plan is required by AB 939 to identify how each jurisdiction would meet the mandatory State waste diversion goals of 25 percent by the year 1995 and 50 percent by the year 2000. The purpose of AB 939 was to "reduce, recycle, and re-use solid waste generated in the state to the maximum extent feasible". Noncompliance with the goals and timelines set forth within AB 939 can be severe, as the bill imposes fines of up to $10,000 per day on jurisdictions (cities and counties) not meeting these recycling and planning goals.

The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the lowest adverse impact on human health and the environment. AB 939 has established a waste management hierarchy as follows:

- Source Reduction;
- Recycling;
- Composting;
- Transformation; and
- Disposal.

California Mandatory Commercial Recycling Measure (AB 341)

Mandatory Commercial Recycling was one of the measures adopted in the Assembly Bill 32 Scoping Plan by the Air Resources Board (ARB) pursuant to the California Global Warming Solutions Act (Chapter 488, Statutes of 2006). The Mandatory Commercial Recycling Measure focuses on increased commercial waste diversion as a method to reduce GHG emissions. It is designed to achieve a reduction in GHG emissions of 5 million metric tons of carbon dioxide (CO2) equivalents. To achieve the measure's objective, an additional 2 to 3 million tons of materials annually will need to be recycled from the commercial sector by the year 2020 and beyond.

The regulation was adopted at CalRecycle's January 17, 2012 Monthly Public Meeting. On June 27, 2012 the Governor signed Senate Bill 1018 which included an amendment that requires a business that generates 4 cubic yards or more of commercial solid waste per week to arrange for recycling services (CalRecycle 2023a).

California Mandatory Commercial Organics Recycling Bill (AB 1826)

In October 2014, Governor Brown signed AB 1826 Chesbro (Chapter 727, Statutes of 2014), requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units (please note, however, that multifamily dwellings are not required to have a food waste diversion program). Organic waste (also referred to as organics throughout this resource), for the purposes of AB 1826, means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

The law phased in the requirements for businesses over time, while offering an exemption process for rural counties. Additionally, the law contains a 2020 trigger that further increased the scope of affected businesses. As such, in September of 2020, CalRecycle reduced the threshold to 2 cubic yards of solid waste (solid waste is the total of trash, recycling, and organics) generated by covered businesses (CalRecycle 2023b).

Short-Lived Climate Pollutants: Organic Waste Reductions (SB 1383)

In September 2016, Governor Brown signed SB 1383, establishing methane emissions reduction targets in a Statewide effort to reduce emissions of short-lived climate pollutants (SLCP) in various sectors of California's economy. Decomposition of organic waste in landfills is a significant source of greenhouse gas (GHG) emissions, particularly methane emissions, contributing to global climate change; and organic waste is the largest waste stream in California. Organic waste includes food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges. SB 1383 established the following organic waste reduction targets: 75 percent reduction of organic waste disposal in landfills and 20 percent recovery of currently wasted edible food by 2025. This law complements and

expands upon the goals of AB 341 (Mandatory Commercial Recycling) and AB 1826 (Mandatory Commercial Organics Recycling).

On January 1, 2022, SB 1383 regulations took effect and State enforcement of numerous responsibilities established for all California jurisdictions began. SB 1383 requires jurisdictions to (1) provide organics collection services to all residents and businesses, (2) establish an edible food recovery program, (3) conduct education and outreach, (4) procure recyclable and recovered organic products, (5) secure access to recycling and edible food recovery capacity, and (6) monitor compliance. Collection requirements are defined for residential and non-residential land uses, dependent on type, size, and other factors. Residents, employees, tenants, and customers are required to properly sort organic materials into the correct containers. Jurisdictions can select from a variety of organic waste collection services to match their unique communities and local infrastructure, while producing clean streams of organic feedstock that can be recycled into recycled products (CalRecycle 2023c).

Construction and Demolition Waste Diversion Requirements

Materials generated from construction projects must be recycled to meet statuary obligations under various State legislation and California Green Building Codes, which require 65% of all debris to be diverted from the landfill. To meet reporting obligations, the City of Anaheim requires individuals pulling permits with construction and demolition debris to provide information on where the materials would be taken and the percentage of materials diverted from the landfill. A Construction & Demolition Waste Diversion Application must be submitted before a permit may be issued (City of Anaheim 2024h).

4.17.3 THRESHOLDS OF SIGNIFICANCE

In accordance with the City of Anaheim's Environmental Checklist, the Project would result in significant impacts related to utilities and service systems if it would:

a) 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?

b) have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) 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?

d) 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?

e) comply with federal, State, and local management and reduction statutes and regulations related to solid waste?

4.17.4 IMPACT ANALYSIS

a) 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?

Less Than Significant Impact.

Water

The Project's proposed potable water improvements are shown in the utility plan provided as Exhibit 3-20. The Project would be served by the APU and would install new public water lines within Deer Canyon Road, "A" Street, "B" Street, and "C" Street. The Project would also install new potable water service lines, water meter, pressure reducing valves, and backflow devices as needed.

The Project would connect to the City's existing system at two locations. The first location is southwest on Santa Ana Canyon Road near the intersection of Eucalyptus Drive downstream of an existing pressure reducing station. This would require a new public water main within Santa Ana Canyon Road from the project site to the new point of connection. The second is on an existing 36-inch potable water line within Santa Ana Canyon Road near the proposed intersection of "A" Street and Santa Ana Canyon Road on the northeast side of the Project Site. The second connection would also require the construction of a new pressure reducing station.

Potable water improvements for the Project would be required to be designed and constructed in accordance with the applicable City of Anaheim, Public Utilities Department of Water Services Standard Specifications and Administrative Procedures and Design Guidelines.

Per City requirements, all common area or homeowner association irrigation shall be served through separate meters so that all landscaped areas could be converted more easily to recycled water, if it becomes available in the future. However, recycled water is not readily available in this area of the City at this time and therefore, for purposes of a conservative analysis, potable water use is assumed in the Project's technical analyses for landscape irrigation (Psomas 2024b).

As described further below, a Water Supply Assessment (WSA) has been prepared for the Project in accordance with applicable sections of the California Public Resources Code and California Water Code. (Psomas 2024b). The purpose of the WSA was to evaluate whether there is sufficient City water supply for the Project in addition to other City's existing and future water demands projected through the year 2045 during normal, single-dry, and multiple-dry years. The WSA estimates the additional water demand that would result from the Project and analyzes the impact on the City's water supply. The WSA determined that the Project would result in average water demand of approximately 101 acre-feet, or 32,910,994 gallons, per year (Psomas 2024b).

As discussed below under threshold 4.17(b), the Project's WSA determined that the APU would have sufficient water supplies available to serve the Project and other existing and reasonably foreseeable future development during normal, single-dry and multiple dry years. Also, a will serve letter was received from APU Water Engineering Division on January 31, 2024 stating that the Project Site is located within APU's service boundaries and that the City will permit new water service connections to serve the Project. The letter from APU stated that the Project would be required to comply with applicable APU rates, rules, and regulations (City of Anaheim 2024c). Moreover, the Project would be required to pay applicable fees, including capital improvement fees, where triggered, which would contribute toward the already planned upgrades so that the City would continue to have adequate capacity to serve the Project's projected demand in addition to the provider's existing and other planned future commitments within its service area.

Conclusion

The Project would not require or result in the relocation or construction of any new or expanded water facilities that could cause significant environmental effects. The only water improvements that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Wastewater/Sewer

Wastewater from the Project would be conveyed to the OC San Treatment Facility in compliance with applicable requirements and standards established by the and under applicable laws and regulations.

In terms of existing infrastructure on or near the Project Site, as noted above, there is an existing underground 12-inch vitrified clay pipe (VCP) sewer line that traverses the Project Site in the north-south direction that was installed to service residential developments that are located to the south of the Project Site (City of Anaheim 1990a). This sewer line is generally located beneath the access and maintenance road that is located within the Project Site. The sewer line ultimately connects to an 18-inch sewer trunk line within Santa Ana Canyon Road north of the Project Site.

The existing 12-inch sewer line would need to be relocated to the west as part of the Project. A 25-foot easement would be provided around the new sewer line alignment. The 12-inch line would be replaced with the new 12-inch line that has been sized to serve the existing developments south of the Project Site as well as the proposed Project uses (GHD 2024a).

The Project would include 8-inch sewer lines within "A" Street, "B" Street, and "C" Street that would capture wastewater generated from all uses proposed within the Project Site. These flows would be conveyed to the 12-inch sewer line within Deer Canyon Parkway or directly to the 18-inch sewer trunk line in Santa Ana Canyon Road.

The final sewer improvements for the Project shall be designed and constructed in accordance with the City of Anaheim Sewer Design Manual and the City's Department of Public Works Standard Plan and Details.

A Sewer Study was prepared for the Project, which was reviewed and approved by the City of Anaheim Department of Public Works, which is included as Appendix P (GHD 2024a). The Sewer Study determined that the existing sewer system, including the trunk line within Santa Ana Canyon Road, would be able to accommodate the Project as well as other reasonably foreseeable projects in both existing and future conditions. In January 2024, City engineering staff confirmed that the sewer study was approved. However, City Department of Public Works staff have confirmed that during final design the Property Owner/Developer shall be required to submit to the City of Anaheim an approval from OCSD for adequate capacity in its sewer system to accept the sewer flow from the City sewer system, since the sewer study that has been prepared only analyzed the impact to the City sewer system and did not include specific analysis to the Orange County Sanitation District Line.

Moreover, the Project would be required to pay applicable fees, including capital improvement fees, where triggered, which would contribute toward the already planned upgrades so that OC San would continue to have adequate capacity to serve the Project's projected demand in addition to the provider's existing and other planned future commitments within its service area.

Conclusion

As noted above, the Project's Sewer Study determined that existing receiving sewer facilities owned and maintained by City of Anaheim and OCSD have adequate capacity to accommodate the Project and other planned growth in the Project vicinity (GHD 2024a). Also, a will serve letter was received from City of Anaheim Department of Public Works confirming ability to serve the Project, as documented in Appendix Q. The Project would not require or result in the relocation or construction of any new or expanded wastewater facilities that could cause significant environmental effects. The only wastewater improvements that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Drainage and Water Quality

A Preliminary Hydrology and Hydraulic Study and a Preliminary Water Quality Management Plan were prepared for the Project to serve as the basis of the Project's drainage system design, which is attached as Appendix K (Hunsacker 2024a and 2024b).

The Project Site is located within the Santa Ana River Watershed and is tributary to Reach 2 of the Santa Ana River. Currently, there is no approved WIHMP for the Santa Ana River Watershed. There is currently no TMDL established for the Santa Ana River downstream from the Project Site.

Within the Project Site, the Project would remove an existing 96-inch pipe that currently serves adjacent development and would replace it with a new 108-inch storm drain to accommodate the drainage from this existing adjacent development as well as the Project's drainage.. The alignment of the proposed storm drain would be shifted to the west to accommodate the Project's design and to align with the new proposed Deer Canyon Road alignment. A new 25-foot-wide easement would be granted to the City adjacent to this new

storm drain alignment. The alignment of the relocated storm drain would follow the proposed street system from south to north where it would connect into portions of the Open Space and Recreational Area where the existing 96-inch pipe splits into two 86-inch pipes in Santa Ana Canyon Road. The Project's drainage system has been designed to receive and carry flows from to the south, including runoff from nearby "The Highlands" residential development (TTM 16440) through the Project Site.

The Project Site also receives off-site stormwater flows from natural drainage courses that are upslope of the Project Site to the south and east. These off-site flows would be captured by hillside drainage interceptors and would be conveyed by brow ditches and storm drain lines into the Project's proposed stormwater system.

As shown in Table 4.17-1, the Project would result in an increase in impervious surface within the Project Site from approximately 1.22 acres in existing conditions to approximately 17.6 acres with the Project.

TABLE 4.17-1
IMPERVIOUSNESS WITH AND WITHOUT THE PROJECT

Project Area	Pervious		Impervious	
	Approximate Area	Percentage	Approximate Area	Percentage
Pre-Project Conditions	74.79 acres	98.4%	1.22 acres	1.6%
Post-Project Conditions	58.41	76.8%	17.6 acres	23.2%
Source: Hunsacker 2024b.				

As noted above, the Project would result in an increase in on-site impervious surfaces compared with existing conditions. Also, because the Project would disturb more than 1 acre of land and would replace more than 10,000 square feet of impervious surface; therefore, the Project would be required to adhere to the applicable provisions of the Construction General Permit, which would require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The Project would also be required to develop and implement a Water Quality Management Plan to address construction and post-construction. In addition, the Project would be required to adhere to all other applicable requirements and standards including the incorporation of applicable best management practices.

Specifically, the Project would be required to install an on-suite storm drainage system that would adhere to all applicable design criteria, standards, and other requirements under applicable laws. For example, stormwater generated within the Project Site would be captured using curbs and gutters, inlets, and catch basins that would lead to lateral storm drain lines that would range from 18-inch to 48-inch in size. On-site stormwater would all ultimately be conveyed to the northern boundary of the Project Site near Deer Canyon Road and Santa Ana Canyon Drive as it does in existing pre-Project conditions.

The Project would include water quality basins at various locations throughout the Project Site as specified in Exhibit 3-23. Riprap would be utilized at inlets and outlets of the proposed basins to limit potential for erosion. Stormwater BMPs have been specified in the Project's PWQMP which would be required to be incorporated into the Project's design. The basins would be designed to promote percolation into the soil and would release runoff into the municipal drainage system. The Project's drainage design would serve to capture, slow, reduce, and meter the volume of runoff leaving the project site in accordance with applicable standards (e.g., post-development flows being equal to or less than predevelopment flows) and would ensure that downstream storm drainage facilities would not be inundated with project-related stormwater. The City has reviewed the Project's PWQMP for consistency with: applicable provisions of the Orange County Drainage Area Management Plan; the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange; applicable Orange County Flood Control District requirements; and additional applicable City of Anaheim requirements. Therefore, the stormwater runoff from the Project Site would not exceed the capacity of the storm drain system, and no infrastructure improvements would be required beyond the installation of on-site storm drain facilities.

Moreover, the Project would be required to pay applicable fees, including capital improvement fees, where triggered, which would contribute toward the already planned upgrades so that the City would continue to have adequate capacity to serve the Project's projected demand in addition to the provider's existing and other planned future commitments within its service area.

Conclusion

The Project would not require or result in the relocation or construction of any new or expanded stormwater drainage facilities that could cause significant environmental effects. The only stormwater drainage improvements that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Electricity

The Project would be served with electric power by APU. The Project's electricity demands during construction and operations were calculated as part of the Project's overall energy analyses within Section 4.5, Energy, of this Draft EIR.

The Project's buildings would be designed and constructed in accordance with then-current Tier 2 CALGreen energy efficiency standards of Title 24. Title 24 standards include a broad set of energy conservation requirements that apply to the structural, mechanical, electrical, and plumbing systems in a building. For example, the Title 24 Lighting Power Density requirements define the maximum wattage of regarded as the most advanced and stringent energy efficiency standards in the nation, would help reduce the amount of electricity required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. The Project's dry utility plans depict the Project's proposed underground electrical lines that would connect the Project's proposed commercial buildings and multiple-family residential building to the existing electrical main line that is

within Santa Ana Canyon Road. The new electrical lines would generally be installed within joint utility trenches that would also contain telephone/CATV/technology conduits, as shown in the "Typical Joint Trench Profile" that is included in the dry utility plan provided as Exhibit 3-24 (Morrow Management 2023a). APU pick up points within Santa Ana Canyon Road and transformer locations within the Project Site are shown in the dry utility plan.

A will serve letter was received from APU on August 10, 2023, conditionally confirming that APU would be able to provide electrical service to the Project, which is provided within Appendix Q. APU mentioned in their letter that final confirmation of service could be provided during final design once more precise electrical load information and other such information is provided (City of Anaheim 2023i). For these reasons, it is not anticipated that the proposed project would result in a significant increase in electrical demand, and therefore is not anticipated to result in a significant increase in electrical demand such that new or relocated facilities (other than proposed on-site connections) would be required.

Conclusion

The Project would not require or result in the relocation or construction of any new or expanded electrical facilities that could cause significant environmental effects. The only electrical facilities that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Natural Gas

The Project would be required to adhere to relevant mitigation related to natural gas. Natural gas infrastructure would be installed to allow for proposed uses in accordance with applicable mitigation. Conclusion

The Project would not require or result in the relocation or construction of any new or expanded natural gas facilities that could cause significant environmental effects. The only natural gas-related improvements that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Telecommunications

There are existing telecommunications facilities located near the Project Site. Additionally, there are Master License Agreements between the City and small cell service providers covering the area. While the Project would increase the demand for these facilities to a certain extent given the proposed development of urban uses on the Project Site, because the Project Site is within an urbanized area, it is anticipated that sufficient telecommunications facilities can readily be extended, as needed, to serve the Project; no new telecommunication facilities would be required nor would any existing facilities need to be relocated or expanded to do so.

The Project's dry utility plans depict the Project's proposed telephone/CATV/technology conduits that would connect the Project's proposed commercial buildings and multiple-family residential building to the existing facilities that are within Santa Ana Canyon Road.

The new lines would generally be installed within joint utility trenches that would also contain electric conduits, as shown in the "Typical Joint Trench Profile" that is included in the dry utility plan provided as Exhibit 3-24 (Morrow Management 2023a). The exception to this would be when telephone/CATV/technology conduits are buried in their own trenches. The dry utility plan also depicts the telephone/CATV/technology conduits points of connection within Santa Ana Canyon Road.

Conclusion

The Project would not require or result in the relocation or construction of any new or expanded telecommunications facilities that could cause significant environmental effects. The only telecommunications facilities that would be implemented are those described above, which are accounted for in the impact analyses contained throughout this Draft EIR.

Overall Conclusion for all Utility Infrastructure

The impacts of the proposed utility connections, construction of new utility infrastructure, as well as the relocation/expansion of existing utility infrastructure that would occur to serve the Project are discussed at length from a ground disturbance perspective in each of the relevant environmental topical areas throughout this Draft EIR as part of the Project development footprint. No other new construction, relocation or expansion of utilities, outside of the Project Site, would occur.

Therefore, the Project would have a less than significant impact related to this threshold and no mitigation is required.

b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry year?

Less Than Significant Impact. A WSA has been prepared for the Project in accordance with applicable sections of the California Public Resources Code and California Water Code. (Psomas 2024b). The purpose of the WSA is to evaluate whether there is sufficient City water supply for the Project in addition to other City water demands projected through the year 2045. The WSA estimates the additional water demand that would result from development of the Project and analyzes the impact on the City's water supply. The WSA determined that the Project would result in average water demand of 101 acre-feet (32,910,994 gallons) per year (Psomas 2024b). As discussed more fully in the WSA and below, APU would have sufficient water supplies to serve the Project as well as other existing and reasonably foreseeable future development within APU's service area during normal, single-dry and multiple-dry years.

City Water Demand

As described in the WSA, the City's water demands were developed and projected in the City's 2020 UWMP. The City's total water use in FY 2020 was 56,912 AF, an 8.3 percent decrease from FY 2015 water use reported in the previous 2015 UWMP (Psomas 2024b).

The water demand forecast was carried out in coordination with Municipal Water District of Orange County (MWDOC) and Orange County Water District (OCWD) as a regional effort. Demand projections were based on existing use data as well as projected land use, population, economic growth, and future passive and active conservation measures. Projected City water demands are expected to be approximately 58,878 acre feet in 2025 and are projected to rise to 66,337 acre feet in 2045.

As described more in Section 4.12, Population and Housing, the SCAG RTP/SCS anticipates a growth in the City's population to 416,800 residents by the year 2045 (SCAG 2020a). The approximately 1,664 new residents that would result from the Project would comprise 0.48 percent of the City's current population and 0.40 percent of the City's projected 2045 population.

The City's future water demands were developed and projected in the City's 2020 UWMP based on land use, population, and economic growth. Demographic projections from the Center for Demographic Research (CDR) were used to develop the forecast, which is informed by the SCAG RTP/SCS data.

Therefore, along with existing development, other reasonably foreseeable future development within the City was evaluated in the Project's WSA to confirm that sufficient growth was accounted for in the UWMP to account for the Project plus other existing and reasonably foreseeable future demand. The WSA determined that the City water demand as estimated in the 2020 UWMP included sufficient increased demand to account for the combined proposed development in the Project Site and other areas within the City. The WSA concluded that the 2020 UWMP assumed for growth in population and in housing units that has accounted for the Project's water demands as well as other existing and future demand (Psomas 2024b).

In part, this is due to the fact that the 2020 UWMP assumed a higher population than which currently reside within the City. As of July 1, 2022, the City had an estimated population of 344,461 compared to the 365,987 residents that the UWMP assumed for 2020 and 378,170 residents the UWMP assumed for 2025.

The WSA evaluated the projected water demand associated with the Project in the context of APU's system-wide projected water availability during normal, single dry, and multiple dry years over a 20-year period, in addition to APU's existing and other planned future uses. As detailed more fully in the WSA, the Project would increase water use at the Project Site; however, this demand would be well within the expected range of increased water demand for APU.

In summary, APU's total projected water supplies available during normal, single-dry and multiple-dry water years during a 20-year projection are sufficient to meet the projected water demand associated with the proposed project, in addition to APU's existing and planned future uses, including agricultural and manufacturing uses. The Project Site is located within APU's existing service area and is in an urbanized area. The WSA concludes that water demand associated with the Project would not significantly constrain APU's

supply over the long-term and can be assumed to be accounted for in the APU demand projections as detailed in the WSA (Psomas 2024b).

Water Supply

The City relies on a combination of imported water, local groundwater, and recycled water (to a limited degree) to meet its water needs. The City works together with two primary agencies, Metropolitan Water District of Southern California (Metropolitan or MWD) and OCWD to ensure a safe and reliable water supply that would continue to serve the community in periods of drought and shortage. The sources of imported water supplies include the Colorado River and the State Water Project (SWP) provided by Metropolitan (Psomas 2024b).

The City's main source of water supply is groundwater from the Orange County Groundwater Basin (OC Basin). The City has historically relied on approximately 70 percent groundwater (previous 10-year average) and 30 percent imported water under normal conditions. Over the 25-year planning period of the 2020 UWMP, groundwater supplies are anticipated to increase to between 80 and 85 percent of total water use. Recycled water represents less than 0.2 percent of the City's total water supply.

Reliability of Water Supplies

The primary source of water for the City is the OC Basin. OCWD is responsible for the protection of water rights to the Santa Ana River in Orange County as well as the management and replenishment of the Basin. OCWD replenishes and maintains the Basin at safe levels while increasing the Basin's annual yield by utilization of the best available technology. Other than recycled water, OCWD primarily recharges the Basin with water from the Santa Ana River and to a lesser extent with imported raw water purchased from Metropolitan.

OCWD continues to develop new replenishment supplies, recharge capacity, and basin protection measures to meet projected production from the OC Basin during average/normal rainfall, during drought periods, and in planning for climate change.

Metropolitan's 2020 UWMP finds that Metropolitan can meet, full-service demands of its member agencies from 2020 through 2045 during normal years, single dry year, and multiple dry years. Metropolitan's 2020 UWMP was developed as part of the 2020 Integrated Water Resources Plan (IRP) planning process. The IRP represents Metropolitan's comprehensive blueprint for long-term water reliability, including key supply development and water use efficiency goals.

In addition to the City's groundwater and imported supplies, the City recycles a small portion of wastewater at the downtown Water Recycling Facility. A recycled water supply of 120 AFY is projected in the 2020 UWMP for the Plan period through 2045.
City water demand estimates for normal year, single-dry year, and multiple dry years through FY 2045 are estimated in the City's 2020 UWMP and are compared with projected available groundwater and imported water supplies. Demands for single dry-year and five

consecutive multi-dry year scenarios were increased based on historical hydrology from MWDOC and Metropolitan, consistent with the City's 2020 UWMP. It is assumed that demands estimated for the Project and other proposed projects within the planning period of the WSA are included in the 2020 UWMP demand projections given that the Project is within the population forecasts used to develop the 2020 UWMP.

The City is projected to have sufficient imported and groundwater supplies to meet normal year, single-dry year, and multiple-dry year conditions. Over the 20-year planning period, groundwater supplies are anticipated to increase from 77 percent to between 80 and 85 percent of total water use due to the expansion of OCWD's Groundwater Replenishment System (GWRS) which recharges recycled water into the OC Basin. With the expansion of the GWRS , an estimated BPP of 82% is assumed in the 2020 UWMP for the period from 2025 through 2045.

The estimated buildout water supply requirement for the Project is projected to be 101 AFY, including water loss. This is approximately 0.15 percent of the total City supply requirement estimated for FY 2045 in the City's 2020 UWMP.

The City is projected to have sufficient imported and groundwater supplies to meet normal year, single-dry year, and multiple-dry year conditions including new Project demands, existing demand, and new demands from other planned development within the planning period because:

1. Metropolitan has projected supply surpluses for each of these conditions

2. The City can increase groundwater production consistent with their available well capacity, if needed

Additionally, the Project would be required to adhere to all applicable federal, State and local laws and regulations, including AB 715 and SB 407, which sets standards with respect to plumbing, Water Conservation Act of 2009, which requires the reduction of per capita water usage, AMC Section 10.19, which requires compliance with the State of California MWELO and water conservation through water efficient landscaping methods, programs, and standards, including goals, policies, and actions provided in the General Plan, which would help to reduce water consumption and thus further limit the need for the expansion of existing facilities or the construction of new water facilities and/or increased water supplies.

The information included in the WSA identifies a sufficient and reliable water supply for the City, now and into the future, including a sufficient water supply for the Project's proposed uses. These supplies are also sufficient to provide for overall City-wide growth at the rate projected in the City's 2020 UWMP and the Project's WSA.

Conclusion

The Project's WSA determined that the Project would have sufficient water supplies available to serve the Project, as well as other existing demand and reasonably foreseeable future development during normal, single-dry, and multiple dry years.

Therefore, the Project would result in a less than significant impact related to this threshold and no mitigation is required.

c) 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. The Project would require the relocation of existing sewer lines in the Project Site as well as the development of new land uses that would require new sewerage service.

The Project would involve the installation of new sewer lines in the Project Site, the relocation of an existing sewer line in the Project Site, and connection to the existing main sewer line in Santa Ana Canyon Road.

Based on the Sewer Study that was prepared for the Project and based on coordination with City of Anaheim Department of Public Works staff, the existing sewer system, including the trunk line within Santa Ana Canyon Road, would be able to accommodate the Project as well as other reasonably foreseeable projects in both existing and future conditions.

The final sewer improvements for the Project shall be designed and constructed in accordance with the City of Anaheim Sewer Design Manual and the City's Department of Public Works Standard Plan and Details.

Therefore, the Project would result in a less than significant impact related to this threshold, and no mitigation is required.

d) 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.

Solid Waste Generated During Construction

Solid waste generated during construction has been estimated using the U.S. Environmental Protection Agency's (USEPA's) construction and demolition waste generation rate of approximately 3.89 pounds per square foot (lbs/sf) for non-residential uses and 4.38 lbs./sf for residential uses (USEPA 1998). The Project would include construction of approximately 5.30 acres (approximately 230,868 square feet) of single-family residential development, approximately 14.17 acres (approximately 617,245 square feet) of multi-family residential development and approximately 11.82 acres (approximately 514,879 square feet) commercial development; the foregoing construction activities would generate approximately 2,859 tons (approximately 5,717,614 lbs.) of waste, before recycling. The Project would also involve the demolition of a portion of the existing asphalt paved road within the Project Site, which would generate waste that would need to be hauled out of the Project Site.

Since it would require building, construction, and demolition permits, the Project would be required to comply with the applicable provisions of AB 939, SB 1016, and the CALGreen Code. Diversion through reuse, recycling, and/or composting of construction and demolition materials at City-approved facilities or by the Republic Services would achieve compliance therewith. To meet these demands, the Project would be required to meet the applicable CalGreen Construction and Demolition (C&D) recycling requirement, which requires that all new construction projects divert at least 65 percent of the construction materials generated during the project.

The Project would require the export of approximately 1,071,705 cubic yards of soil. This soil would be transported to and disposed of at the Olinda Alpha Landfill, which is located approximately 10 miles from the Project Site. Haul trucks containing soils and debris would travel eastbound along Santa Ana Canyon Road to Weir Canyon Road, which is a designated truck route. Haul trucks would travel along Weir Canyon Road to Imperial Highway to Valencia Avenue to reach the landfill.

As noted above, the Olinda Alpha landfill is permitted to accept up to 8,000 tons of solid waste per day. The landfill currently accepts 7,000 tons per day on average, which means that there is 1,000 tons of remaining capacity per day at this landfill (OC Waste and Recycling 2023a). Based on coordination with OC Waste and Recycling, they have confirmed that the Olinda Alpha Landfill would have adequate capacity for the solid waste generated by the Project's construction (OC Waste and Recycling 2024a).

Solid Waste Generated During Operation

A Solid Waste Management Plan has been prepared for the Project, which would be required to be adhered to as part of the Project's conditions of approval. and which provides details on waste truck circulation routes, bin and barrel storage, and how waste, recycling, and organics would be collected for each of the proposed land uses (Hunsaker & Associates 2023b). The locations of trash/recycle collection routes and pick up locations for the Project are depicted in the waste management exhibit provided as Exhibit 3-21. Internal access roads for the Project are designed to accommodate the required truck turning radii for 35-foot-long trash trucks that are likely to service the Project once built.

Using the CalEEMod data included as Appendix E, the Project would generate a total of approximately 488 tons per year or 0.001 tons (2,668 pounds) per day of solid waste during Project operations, assuming no diversion.

Furthermore, the quantities of solid waste described above does not account for state requirements as well as waste diversion programs that are implemented by the City and would be required to be implemented by the Project, including residential curbside residential green waste collection, commercial self-haul green waste, commercial organics recycling, food waste composting, waste exchange, and residential buy-back. With implementation of these requirements, the Project's impact related to this threshold would be further reduced.

As noted above, the Olinda Alpha landfill is permitted to accept up to 8,000 tons of solid waste per day. The landfill currently accepts 7,000 tons per day on average, which means that there is 1,000 tons of remaining capacity per day at this landfill (OC Waste and Recycling 2024a). Based on coordination with OC Waste and Recycling staff, they have confirmed that the County's landfill system would have adequate capacity for the solid waste generated by the Project's operations (OC Waste and Recycling 2024a).

Conclusion

Therefore, the Project would result in a less than significant impact related to this threshold and no mitigation is required.

e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. During construction and operation, the Project would be required to comply with applicable federal, State, and local management and reduction laws and regulations regarding the proper disposal of solid waste. Under AB 939, the Integrated Waste Management Act of 1989, the City is required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions, including Anaheim, are mandated to divert at least 50 percent of their solid waste generation to recycling. Additionally, under SB 1838, the State Organics Law, includes targets for a 75 percent reduction in compost materials disposed in landfills by 2025 and reduction of at least 20 percent of edible food currently disposed for human consumption by 2025. The City implements municipal codes and ordinances that help to reduce the waste source and increase the diversion rate. The City program, Recycle Anaheim, consists of an automated trash collection program and a recycling and yard waste collection system. In collaboration with Republic Services, the City's franchise contractor, the City provides an automated curbside recycling program for solid waste disposal, which uses the three-can automated collection system for trash, commingled recyclable materials, and yard waste. Additionally, the City of Anaheim requires that all materials generated from construction activities be recycled to meet the 65 percent diversion rate from the landfill system.

The Project would be required to comply with federal, state, and local management and reduction statutes and regulations related to solid waste during construction and operations. Therefore, the Project would result in less than significant impacts related to this threshold, and no mitigation measures are either required or recommended.

4.17.5 CUMULATIVE IMPACTS

Projects considered in the cumulative impact analysis consist of eight projects within the City of Anaheim. These related projects are described in more detail in Table 4-1, Cumulative Projects List, which is provided in Section 4.0.

Collectively, the cumulative projects and the Project would result in increased development that would collectively increase demand for utilities and service systems including potable

water, wastewater, stormwater, electrical, telecommunications, and solid waste services However, cumulative development occurring within the relevant geographical area, combined with the Project, would not result in significant adverse cumulative impacts to the physical capacity, service levels, or funding available because demand projections for these utilities and service systems have taken Citywide growth into consideration and planned accordingly with respect to infrastructure and improvements that can accommodate cumulative growth. Additionally, cumulative development has been and would continue to be required to adhere to all applicable federal and State laws and regulations, programs, and standards, including goals, policies, and actions discussed above, and would be required to demonstrate that sufficient capacity is available and provided by existing infrastructure prior to project approval or would be required to construct or pay the identified fair share toward any needed upgrades if existing systems are insufficient. Moreover, the Project as well as other cumulative development in the City would be required to pay for their own utility impact and connection fees and to pay ongoing usage fees to each utility provider that would be used by each of those providers for future facility improvements that are necessary to ensure adequate levels of service for these utilities. Therefore, cumulative impacts related to utilities and service systems would be less than significant.

Moreover, with respect to the Project's contribution to this already less than significant impact, as described above, the Project would not have a cumulatively considerable contribution. While development and growth under the Project would result in an increased demand on utilities and service systems as described above, each applicable utility and service system has enough existing and/or already-planned capacity to adequately serve the Project (see Impact UTIL1 though UTIL-5). Furthermore, as noted above, the Project would be required to adhere to all applicable federal and state laws and regulations, programs, and standards, including goals, policies, and actions described above. The foregoing would further ensure that the Project would not make a cumulatively considerable contribution to this already less than significant cumulative impact and no mitigation is required.

4.17.6 MITIGATION PROGRAM

No significant impacts pertaining to utilities and service systems were identified; therefore, no mitigation measures are required.

4.17.7 SIGNIFICANCE AFTER MITIGATION

Project impacts related to utilities and service systems would be less than significant and no mitigation measures are required.

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