

4.13 UTILITIES

This section evaluates the project's potential impacts on utilities, including water, wastewater, drainage, gas and electric, telecommunications, and solid waste. This includes the potential for project demand to exceed the existing capacity of the various utilities, requiring the construction of additional infrastructure to serve the project. Questionnaires were sent to utilities service providers requesting information on current service levels in the project area. In some instances, formal correspondence also included telephone conversations, as noted.

4.13.1 EXISTING CONDITIONS

Discussions of existing utilities infrastructure in the project area, including water, sewer, storm drain, energy, telecommunications facilities, and solid waste disposal are provided below.

4.13.1.1 POTABLE WATER

Potable water for the project area is provided by the Padre Dam Municipal Water District (PDMWD). PDMWD is a multi-purpose public utility providing wholesale and retail water, wastewater collection, disposal, treatment, and recycled water. The PDMWD provides water to the City of Santee, parts of El Cajon, and parts of the county of San Diego. The PDMWD currently serves over 24,500 accounts, the majority of which are residential, and a population of approximately 97,000. Of this amount, approximately forty percent receive water-only service. One hundred percent of the potable water is purchased from the San Diego County Water Authority (CWA), which in turns buys it from the Metropolitan Water District of Southern California.

The PDMWD has 26 potable water reservoirs (7 partially underground, 3 completely underground), and 1 recycled water reservoir. Total storage capacity is 104.9 million gallons of potable water and 1.5 million gallons of recycled water. In addition, the PDMWD has 16 water pumping stations.

There is an existing 12-inch water line located under the south side of Weld Boulevard. In addition, there is a 12-inch and 14-inch water line on Gillespie Way and Cuyamaca Street, respectively. There is also an existing reclaimed 8-inch water line in the center of Weld Boulevard and an 8-inch reclaimed water line along Gillespie Way.

4.13.1.2 SEWER SYSTEMS

The City of El Cajon provides sewer service to the area and is a member of the San Diego Metropolitan Sewer District. Ten-million gallons per day of sewer capacity has been contracted for the City's use.

Treatment Facilities

Sewer service provided by the City includes transportation to the City of San Diego's Point Loma treatment plant where it is treated and released offshore in the ocean. The Point Loma Wastewater Treatment Plant (PLWTP) is located at the tip of Point Loma on the ocean side of the entrance to San Diego Bay. It treats up to 190 MGD of wastewater from the entire MWWD service area. The plant has capacity to treat up to 240 million gallons per day (MGD). The wastewater is treated to an advanced primary level and discharged via a deep ocean outfall.

Existing Infrastructure

There is an existing 8-inch sewer line that is located below the north side of Weld Boulevard. In addition, there is an 8-inch sewer line on Gillespie Way and a 12-inch sewer line on Cuyamaca Street. The City of El Cajon's 33-inch outfall sewer runs along the west side of the Forrester Creek channel and is joined by the sewer lines in Weld Boulevard and Cuyamaca Street and a 6-inch sewer line in Cuyamaca Street north of the project site, that is owned by the Padre Dam Municipal Water District.

4.13.1.3 STORM DRAINAGE

The majority of the proposed project site currently drains to two storm drains located adjacent to the project site within the City of El Cajon. Storm drains are located on Gillespie Way and Weld Boulevard. The storm drain at Weld Boulevard crosses the street approximately 85-feet east of the intersection of Gillespie Way and outlets to the south side of the project site. There is a double 21-inch storm drain on Weld Boulevard at the intersection of Cuyamaca Street that outlets to the southeast corner of the project site. All storm drains are directed into the Forrester Creek channel, which borders the northeastern corner of the project site. No improvements to the channel are proposed as part of this project.

4.13.1.4 ENERGY

Electricity and natural gas is provided to the project area by San Diego Gas & Electric Company (SDG&E). Existing gas and electric facilities are located adjacent to the proposed project site. There is a 12kV overhead electric line that runs on the north side of Weld Boulevard from the Cuyamaca West development, located just south of the Forrester Creek Industrial Park site. Additionally, there is a 10-inch high pressure (400 pounds per square inch [psi]) gas line on Cuyamaca Street and a 3-inch high pressure gas line on Gillespie Way.

4.13.1.5 TELECOMMUNICATIONS

Telecommunications services are provided to the project area by AT&T and Cox Communications.

4.13.1.6 SOLID WASTE

Solid waste collection and recycling operations are provided to the project area by Waste Management, Inc. Solid waste generated by the project would be hauled to Sycamore Landfill, located in the City of San Diego. Sycamore Landfill is located on a 493-acre site and processes 3,965 tons of trash daily. The annual refuse delivery total for the year 2002 at the Sycamore Landfill was reported at 883,921 tons. According to the County of San Diego's Integrated Waste Management Plan Countywide Siting Element (January 2005), the Sycamore Landfill has a remaining available capacity to accept refuse until 2017. On November 10, 2008, the San Diego City Council voted to approve the expansion of Sycamore landfill from an existing total capacity of 71 million cubic yards to an expanded capacity of 157 million cubic yards. In addition, daily tonnage units for solid waste would be expanded.

4.13.2 REGULATORY FRAMEWORK

4.13.2.1 STATE

Senate Bill 610

On January 1, 2002, a new law, Senate Bill 610 (SB 610), took effect. SB 610, which has been codified in the Water Code beginning at Section 10910, requires the preparation of water supply assessments (WSAs) for projects within cities and counties that propose to construct 500 or more residential units or that will use an amount of water equivalent to what would be used by 500 residential units.

SB 610 stipulates that when an environmental review is required for approval by the lead agency of certain large development projects, the water agency that is to serve the development must complete a water supply assessment to evaluate the adequacy of water supplies available to meet demands. SB 610 states that the assessment must evaluate water supplies that are or will be available during normal, single-dry and multiple-dry years during a 20-year projection to meet existing and planned future demands, including the demand associated with the Project. The assessment includes, among other information, an identification of existing water supply entitlements, water rights, or other water service contracts relevant to the identified water supply for the Project and water received in prior years pursuant to those entitlements, rights, and contracts and a description of the quantities of water received in prior years by the public water system.

Senate Bill 221

SB 221 requires that the legislative body of a city or county which is empowered to approve, disapprove or conditionally approve a subdivision map must condition such approval upon proof of sufficient water supply. The term "sufficient water supply" is defined in SB 221 as the total water supplies available during normal, single-dry, and multiple-dry years within a 20-year projection that would meet the projected demand associated with the proposed subdivision. The definition of sufficient water supply also includes the requirement that sufficient water encompass not only the proposed subdivision, but also existing and planned future uses, including, but not limited to, agricultural and industrial uses.

Proof of sufficient water supply may be requested by the subdivision Applicant (presumably, the developer) or the local agency, at the local agency's discretion. This proof must be provided by the applicable public water system, which is required to provide written verification within 90 days of the request. In Bill 221, the term "public water system" is defined as a system for provision of piped water to 3,000 or more service connections. Certain collection and treatment facilities also qualify as public water systems. A public water system is responsible for verifying the sufficient water supply of a subdivision. If a public water system fails to provide the written verification within 90 days of the request, the local agency or any other interested party may seek a writ of mandamus to compel compliance by the public water system. The local agency may make its own finding if a public water system fails to provide a written verification.

If a public water system concludes that a sufficient water supply does not exist for a proposed project, then the local agency may make its own finding to the contrary. The local agency's conclusion may rely on water supplies that are not currently available, but would be by the time of the Project's completion. Further, the local agency's finding must be on the record and supported by substantial evidence, but there are no predetermined criteria for the local agency to satisfy in support of its finding.

Urban Water Management Planning Act (California Water Code, Division 6, Part 2.6, Section 10610 et. seq.)

The Urban Water Management Planning Act was developed due to concerns for potential water supply shortages throughout California. It requires information on water supply reliability and water use efficiency measures. Urban water suppliers are required, as part of the Act, to develop and implement Urban Water Management Plans to describe their efforts to promote the efficient use and management of water resources.

Water Conservation Projects Act

The State of California's requirements for water conservation are codified in the Water Conservation Projects Act of 1985 (Water Code Sections 11950-11954), which encourages local agencies and private enterprise to implement potential water conservation and reclamation projects.

California Integrated Waste Management Act - AB 939

The California Integrated Waste Management Act of 1989 (AB 939) established the current organization, structure, and mission of the California Integrated Waste Management Board (CIWMB) with an integrated waste management hierarchy that consists of the following (in order of importance): source reduction, recycling, composting, and land disposal of solid waste.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act, codified in the California Water Code, authorizes the State Water Resources Control Board (SWRCB) to implement programs to control pollution discharges into state waters. This law essentially implements the requirements of the Federal Clean Water Act. Pursuant to this law, the Regional Water Quality Control Board (RWQCB) establishes the wastewater concentrations of a number of specific hazardous substances in treated wastewater discharge.

4.13.3 IMPACT SIGNIFICANCE CRITERIA

The following criteria were used to determine whether impacts to water and sewer systems, stormwater discharge facilities, energy services, communications facilities, and solid waste services would be considered significant.

4.13.3.1 POTABLE WATER

The proposed project would have a significant impact on potable water systems if:

- The project would not have sufficient water supplies to serve the project from existing entitlements and resources, so that new or expanded entitlements would be needed; and/or
- The project would require or result in the construction of new water facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

4.13.3.2 SEWER SYSTEM

The proposed project would have a significant impact on sewer systems if:

- The additional demand placed on sewer infrastructure were to exceed the City of El Cajon's contracted sewer capacity of 10.92 million gallons per day;

- The project would require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects; and/or
- The project would result in a determination by the wastewater treatment provider which serves the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

4.13.3.3 STORMWATER DISCHARGE

The proposed project would have a significant impact on stormwater systems if it would require or result in the construction of new storm water facilities, the construction of which could cause significant environmental effects.

4.13.3.4 ENERGY

The proposed project would have a significant impact on electrical and natural gas systems if estimated project energy consumption exceeded the capacity of existing facilities such that additional transmission or distribution lines would have to be installed and/or electrical substations upgraded.

4.13.3.5 COMMUNICATION FACILITIES

The proposed project would have a significant impact on communications facilities if it would require or result in the construction of new communications infrastructure, the construction of which could cause significant environmental effects.

4.13.3.6 SOLID WASTE DISPOSAL

The proposed project would have a significant impact to solid waste services if:

- The project would not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or
- The project would not comply with federal, state and local statutes and regulations related to solid waste.

4.13.4 ISSUE 1 – WATER SUPPLY AND INFRASTRUCTURE

Would the proposed project have sufficient water supplies to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?

Would the proposed project require or result in the construction of new water facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?

4.13.4.1 IMPACT ANALYSIS

The PDMWD currently supplies water to the area surrounding the proposed project. Personal communication with Joanne Canfield of PDMWD on July 8, 2008 indicated that sufficient water supplies would be available to service the proposed project, and construction of new water facilities or the expansion of existing facilities would not be necessary. Therefore, no impact to water supply and infrastructure would occur.

4.13.4.2 SIGNIFICANCE OF IMPACT

Implementation of the proposed project would not result in substantial impacts to potable water systems. Therefore, no impact would occur.

4.13.4.3 MITIGATION, MONITORING, AND REPORTING

Because the proposed project would not result in significant impacts related to water supply and infrastructure, no mitigation measures are provided.

4.13.5 ISSUE 2 – WASTEWATER TREATMENT REQUIREMENTS, CAPACITY, AND INFRASTRUCTURE

Would the proposed project exceed the City of El Cajon’s contracted sewer capacity of 10.92 million gallons per day?

Would the proposed project result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project’s projected demand in addition to its existing commitments?

Would the proposed project require or result in the construction of new wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?

4.13.5.1 IMPACT ANALYSIS

Wastewater Treatment

The proposed project would result in a sewer demand of 374,075 gallons per day, based on the peak flow (pers. comm., Ambrose Wong, Burkett & Wong Engineers, July 8, 2008). Currently, the City of El Cajon is utilizing approximately 8.9 million gallons per day of its allotted 10.92 million gallons per day of sewer capacity from the PLWTP (personal communication, Bob Griswold, City of El Cajon, October 16, 2008). As stipulated in the contract between the City of El Cajon and the San Diego Metropolitan Sewer District, the PLWTP has the capacity to treat the City of El Cajon’s allotted sewer capacity. Therefore, the addition of 374,075 gallons per day would not exceed the City’s existing sewer allotment.

Using SANDAG 2030 population projections, the City of El Cajon estimates that in 2030, the City will require the treatment of approximately 10.0 million gallons per day of sewage, which is still within the 10.92 million gallons per day allotment (City of El Cajon, 2006). It is assumed that the proposed project would be included in the 2030 projections. However, there would be adequate sewer capacity available in 2030 to serve the proposed project’s sewer demand (374,075 gallons per day) in addition to the City’s 2030 sewer treatment requirement of 10.0 million gallons per day. Therefore, it is anticipated that the City of El Cajon and PLWTP would have adequate capacity to receive and treat wastewater from the proposed project now and into the future. Implementation of the proposed project would not result in a potentially significant impact with regard to wastewater treatment requirements.

Wastewater Infrastructure Improvements

The proposed project would result in a sewer demand of 374,075 gallons per day, based on peak flow (pers. comm., Ryan Suarez, Burkett & Wong Engineers, January 11, 2005). There is an existing 12-inch

main in Cuyamaca Street and an 8-inch main in Weld Boulevard that have the capacity to serve the project site. There is also a 33-inch trunk sewer adjacent to the project site; however, connection to the trunk sewer is not acceptable. There are no plans for any sewer infrastructure improvements in the project area. In addition, all public or private sewers must be built to City of El Cajon standards; therefore, the proposed project would be consistent with all plans and policies of the City.

4.13.5.2 SIGNIFICANCE OF IMPACT

The proposed project would not result in a significant impact with respect to wastewater treatment requirements, wastewater treatment capacity or sewer infrastructure improvements. Therefore, no impact would occur.

4.13.5.3 MITIGATION, MONITORING, AND REPORTING

Because no impact was identified, no mitigation is required.

4.13.6 ISSUE 3 – STORMWATER FACILITIES

Would the proposed project require or result in the construction of new storm water facilities, the construction of which could cause significant environmental effects?

4.13.6.1 IMPACT ANALYSIS

As discussed in Section 4.8, Hydrology and Water Quality, development of the proposed project would increase the peak volume of stormwater runoff from the site due to an increase in impervious surfaces. The increase in surface runoff would have the potential to result in the risk of flooding and/or exceedance of the storm drain capacity of the site. Implementation of mitigation measures identified in Section 4.8, Hydrology and Water Quality, would reduce potential impacts associated with storm drain capacity to below a level of significance. In addition, all storm water facilities conveying project runoff would be located on site and drain directly to Forrester Creek. The construction of these facilities has been evaluated Chapter 4.0, Environmental Analysis, of this EIR, and any impacts resulting from construction of on-site stormwater facilities has been mitigated to below a level of significance. The project would not require or result in the construction or upgrade of any existing off-site stormwater facilities which may result in a physical impact to the environment. Therefore, the proposed project would not result in a significant impact associated with the construction of new storm water facilities.

4.13.6.2 SIGNIFICANCE OF IMPACT

The proposed project would not result in a significant impact associated with the construction of new storm water facilities.

4.13.6.3 MITIGATION, MONITORING, AND REPORTING

Because no significant impact would occur, no mitigation measures are necessary.

4.13.7 ISSUE 4 – NATURAL GAS, ELECTRICITY, AND TELECOMMUNICATIONS FACILITIES

Would the proposed project's energy consumption exceed the capacity of existing facilities such that additional transmission or distribution lines must be installed and/or electrical substations upgraded?

Would implementation of the proposed project require or result in the construction or expansion of telecommunications facilities, the construction of which could have an adverse physical effect on the environment?

4.13.7.1 IMPACT ANALYSIS

The proposed project would require natural gas and electricity service from SDG&E, which services the project area. In accordance with SDG&E's "Rules for the Sale of Electric Energy" filed with and approved by the California Public Utilities Commission, SDG&E has indicated that it has the ability to make available natural gas and electric service to the project site (SDG&E, 2005).

Project construction would include the extension of gas and electric lines from existing facilities located within both the Weld Boulevard and Cuyamaca Street right-of-way. Existing SDG&E facilities have adequate capacity to serve the project site and no new SDG&E facilities would be needed. The project would require transformers to be placed on site and these have been included within the project design. A Utilities Site Plan report conducted in 2008 determined that the future electric load of the proposed project would be within the capacity of existing SDG&E feeders (Butsko Utility Design, 2008). The project would also be within the existing service capacity of AT&T, the project site's telecommunications provider, and would not require the construction or expansion of telecommunications facilities (pers. comm., Steve Shelby, Butsko Utility Design, July 9, 2008). Therefore, the proposed project would not have a significant impact to natural gas, electricity or telecommunications facilities.

4.13.7.2 SIGNIFICANCE OF IMPACT

The proposed project would not result in a significant impact associated with the construction of new natural gas, electricity or telecommunications facilities.

4.13.7.3 MITIGATION, MONITORING, AND REPORTING

Because no significant impact would occur, no mitigation measures are necessary.

4.13.8 ISSUE 5 – SOLID WASTE DISPOSAL

Would the proposed project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

4.13.8.1 IMPACT ANALYSIS

The proposed industrial manufacturing project would generate approximately .0059 tons/square foot of waste per year (personal communication, Donna Charlowitz, City of San Diego, December 8, 2005). Therefore, the total waste generated per year would be approximately 2,731 tons, based on a project size of approximately 463,000 SF.

Solid waste generated by the project would be hauled to Sycamore Landfill, located in the City of San Diego. This landfill is owned by Allied Waste Industries and operated by Sycamore Landfill, Inc.

Sycamore landfill has a permitted capacity of 3,300 tons per day. According to the County of San Diego's Integrated Waste Management Plan Countywide Siting Element (January 2005), the Sycamore Landfill has a remaining available capacity to accept refuse until 2017. However, on November 10, 2008, the San Diego City Council voted to approve the expansion of Sycamore landfill from an existing total capacity of 71 million cubic yards to an expanded capacity of 157 million cubic yards. In addition, daily tonnage units for solid waste would be expanded.

In order to meet the waste disposal needs of the County through 2020 and beyond, two landfill projects are currently planned that would increase the County's landfill capacity. The first landfill project is the new Gregory Canyon landfill. This landfill would be located off of SR-76 near Fallbrook and, if permitted, would provide an additional 33.4 million tons of landfill capacity in the County. This project is currently under environmental review. The second landfill project is the phased expansion of the existing Sycamore Landfill. This project was approved by the San Diego City Council November 10, 2008. The City Council voted to approve the expansion of Sycamore landfill from an existing total capacity of 71 million cubic yards to an expanded capacity of 157 million cubic yards. In addition, daily tonnage units for municipal solid waste would be expanded from the currently permitted 3,965 tons per day up to 13,000 tons per day in 2025. Therefore, it is anticipated that adequate landfill capacity is currently available and would continue to be available in the future for the solid waste disposal needs of the proposed project.

4.13.8.2 SIGNIFICANCE OF IMPACT

The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, no impact would occur.

4.13.8.3 MITIGATION, MONITORING, AND REPORTING

Because no impact was identified, no mitigation is required.

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