

## 4.13 Utilities and Service Systems

### 4.13.1 Environmental Setting

The DTSP Update proposes to reconfigure 11 existing districts into 7 new districts with the intention of encouraging and facilitating development opportunities within the DTSP area by revising development standards, including increases in allowable densities, floor area ratios, and building heights for certain districts. Among other things, the DTSP Update provides recommendations for streetscape improvements, public amenity requirements, circulation improvements, and mobility enhancements. Insofar as government facilities and utility service providers and systems currently serving the DTSP area, these systems may need to be expanded to serve the potential new development that could occur as a result of the proposed DTSP Update.

The DTSP Update will allow for revitalization of and an increase of density in downtown Huntington Beach. Increasing the density, however, will put increased demand on the existing infrastructure and may require upgrades to utilities, services, and facilities that have reached or are near capacity. The following summarizes the current conditions of utilities and service systems within the DTSP area and identifies potential problematic areas and solutions.

For estimation purposes, the average household size of units projected within the DTSP area is assumed to be 2.41 persons. The General Plan Housing Element indicates that between 55% and 76% of housing units in the DTSP area are rental properties, and the 2006 American Community Survey sponsored by the U.S. Census Bureau indicates that the average rental household size for Huntington Beach is 2.41 persons per household. Utilizing these factors, it is anticipated that the 648 additional residential units contemplated by the DTSP Update as proposed would result in 1,562 residents added to the 336-acre project area over the next 20 years.

The information and analysis presented in this section are based on consultation with utility and service providers, the General Plan, and researched data (refer to Section 7 – References and Section 8 – List of Persons and Organizations Consulted). Information has also been compiled from site visits, GIS files containing existing utility line data provided by the City, the Huntington Beach General Plan, the Sewer Master Plan prepared in 2003, the Urban Water Management Plan prepared in 2005, the Water Management Program adopted by the City in June 2008, the Citywide Urban Runoff Management Plan dated 2005, the previous Downtown Specific Plan Environmental Impact Report (EIR) 82-2 dated July 1983, the Pacific City EIR prepared in 2003, the Waterfront Development Project EIR prepared in 2002, and the Strand at Downtown Huntington Beach EIR, which were all prepared by EIP Associates (now part of PBS&J).

The latest water supply information from the Metropolitan Water District is also considered in this report, which involves a reduction in imported water supplies to the City based upon continuing drought conditions in California and the Southwest, court decisions related to the protection of the Delta Smelt and other fish in the San Francisco-San Joaquin Bay Delta area west of Sacramento, and a reduction in the water delivery from the Colorado River.

### 1. Water and Wastewater Services

Water supply is currently provided by the City of Huntington, which acts as its own water district. Regional wastewater collection and treatment for the City is provided by the Orange County Sanitation District (OCSD). The following addresses water and wastewater services:

#### a. Water Supply

The City of Huntington Beach acquires approximately 64% of its water from groundwater production and 36% from imported water purchased from the Metropolitan Water District of Southern California (MWD). This imported water comes from the Colorado River via the Colorado River Aqueduct and from Northern California via the State Water Project (which draws water from the Sacramento-San Joaquin River Delta). The water travels hundreds of miles to local water districts through an intricate delivery system operated by the Metropolitan Water District of Southern California.

- **Colorado River Project** - The Colorado River Aqueduct brings water 242 miles through deserts and over mountain ranges to its terminal reservoir, Lake Mathews, in Riverside County. The aqueduct system includes five pumping plants that lift the water 1,617 feet in elevation.
- **The State Water Program** - The State Water Program, also known as the California Aqueduct, transports water 600 miles from Northern California. Owned and operated by the State of California, this is the longest aqueduct system in the world. The system includes 23 dams and reservoirs, 22 pumping plants that lift the water to heights of 3,500 feet, and six power plants. The aqueduct is comprised of 473 miles of canals, 175 miles of pipeline, and 20 miles of tunnels.

Ten wells located in Huntington Beach aid in extraction of groundwater from the Santa Ana River Groundwater Basin. The basin is managed by the Orange County Water District (OCWD) and covers approximately 350 square miles and ranges up to 2,000 feet deep. The wells have a total pumping capacity of 25,050 gallons per minute (gpm) and could normally supply 21,400 gpm. Imported water is supplied to the City through three main transmission lines known as the OC-9, OC-35 and the OC-44. The combined capacity of the supply lines is 25,000 gpm. In 2005, Huntington Beach pumped 22,183 acre feet per year (afy) of groundwater and bought 11,772 afy of imported water. There are plans to increase use of both supply sources by 2010. Recent statewide initiatives, however, could potentially reduce both the imported water supply and pumping allowances by up to 30% in the near future.

The Metropolitan Water District of Southern California and the Municipal Water District of Orange County (MWDOC) have notified the City that supplies from the State Water Project will be reduced due to new biological opinions that place additional restrictions on State Water Project pumps and impact the delivery of water to Southern California. Persistent drought has reduced supplies from the California Aqueduct and the Colorado River. Reductions in water delivery will trigger required conservation measures to be implemented citywide to protect water supplies, including protection of the Orange County Water District-managed groundwater basin. Loss of the in-lieu program will also

impact groundwater supply. Conservation measures will become the primary opportunity to expand capacity to support new development, such as that contemplated by the proposed DTSP Update.

**b. Water Distribution**

A 20-inch transmission supply loop runs in Lake Street and continues into 3<sup>rd</sup> Street at Orange Avenue and then runs northwest along Olive Avenue to Goldenwest Street. An existing 18-inch line in Olive Avenue runs southeast from Lake Street to 1<sup>st</sup> Street and then southwest down 1<sup>st</sup> Street to Pacific View Avenue, where it again turns southeast and continues down Pacific View Avenue to Beach Boulevard. There is a 12-inch line in Pacific Coast Highway, and 8-inch lines in most streets running perpendicular to Pacific Coast Highway. Some existing lines running in the alleyways and streets within the DTSP area are currently 6 inches in diameter.

**c. Wastewater Treatment**

The Orange County Sanitation District (OCSD) provides regional wastewater collection, treatment, and disposal services for the City. The City owns and maintains 28 lift stations throughout the City and collection lines that flow to the OCSD maintained trunk lines. OCSD operates Plant 1 in Fountain Valley, Plant 2 in Huntington Beach, and the large regional trunk lines running to the treatment facilities.

**d. Wastewater Collection**

The DTSP area is served by a network of city lines that flow to a 54-inch trunk line in Walnut Avenue owned, operated, and maintained by the OCSD. The Public Works Department has indicated that the 54-inch trunk was originally designed to support upstream development that was ultimately rerouted to an alternative line. Therefore, current demand on the line is significantly less than capacity, and the existing 54-inch trunk line should support increases in flow from the DTSP area without issue.

The DTSP Update project proposes changes to the existing development regulations to District 1 and District 4. Existing collection lines within Districts 1 and 4 of the DTSP vary in size from 8 inches and 10 inches in most streets to 15 inches in the abandoned portion of the Lake Street right-of-way between 1<sup>st</sup> Street and 2<sup>nd</sup> Street. City lines running southwest merge with the southeast flowing trunk line in Walnut Avenue. Lines consist of an 8-inch pipe in the alley between 5<sup>th</sup> Street and 6<sup>th</sup> street, an 8-inch pipe in the alley between Main Street and 5<sup>th</sup> Street, an 8-inch line in Main Street, an 8-inch line in the alley between 2<sup>nd</sup> Street and 3<sup>rd</sup> Street, and a 10-inch line in the alley between 1<sup>st</sup> Street and 2<sup>nd</sup> Street.

## **2. Storm Water Drainage Conditions**

### **a. Storm Water Drainage Facilities**

Runoff from the DTSP area currently drains to the beach or to the Huntington Beach Channel in a system of storm drain pipes or street flows. The Orange County Flood Control District (OCFCD) is responsible for design and maintenance of regional drainage facilities.

When the majority of the facilities were constructed in the area, the established design criteria required the ability to accommodate 65% of a 25-year storm event. More recently, the County has modified the design criteria to require that all facilities accommodate 100% of a 100-year storm event. All new facilities have since been constructed with an increased capacity, and many existing areas have been upgraded.

The City of Huntington Beach operates 15 pump stations that lift storm water into the various County of Orange channels, which convey the storm water to the Pacific Ocean. The three drainage facilities that are located within the DTSP area are the Atlanta Storm Water Pump Station (ASWPS), the First Street Storm Drain System (FSSDS), and the pipe system that reaches the beach at 6<sup>th</sup> Street.

### **b. Flooding Conditions**

A complete discussion of hydrology/drainage is provided in Section 4.6 (beginning on page 4-89) of this EIR. Portions of the DTSP area lie within the Federal Emergency Management Agency (FEMA) 100-year flood boundary. According to Flood Insurance Rate Maps (FIRM), during a 1% chance storm, the area east of Huntington Street to Beach Boulevard would become inundated up to nine feet deep in some areas.

## **3. Solid Waste Services**

Rainbow Disposal provides residential and commercial trash service to the City. A state-of-the-art Material Recovery Facility (MRF) is also provided, which guarantees compliance with California laws. Hazardous waste products such as batteries, used motor oil, old paint, solvents, pesticides, used automotive batteries, household cleaning products, and pool chemicals are not allowed in regular trash. All development will be required to comply with current solid waste standards.

Rainbow Disposal operates a waste transfer station in Huntington Beach where all waste is thoroughly sorted both mechanically and manually. Materials that cannot be salvaged for reuse are sent to the Frank R. Bowerman Landfill in Irvine. Permitted capacity for the landfill is limited to 8,500 tons per day. Trucks are diverted to one of the other two landfills (Olinda Alpha in Brea and Prima Deshecha in San Juan Capistrano) in the county if the per day capacity is reached at the Bowerman Landfill. The 725-acre Bowerman facility opened in 1990 and is planned for closure in 2022, based on permitted maximum daily use. Permitted capacity for the Olinda Alpha landfill,

which is planned for closure in 2013, is 8,000 tons per day. The permitted capacity of Prima Deshecha, which is planned for closure in 2067 is 4,000 tons per day.<sup>15</sup>

Solid waste generated in Huntington Beach is collected by Rainbow Disposal and transmitted to various Class III landfills operated by the Orange County Integrated Waste Management Department (IWMD). Class III landfills accept non-hazardous municipal waste.

The Orange County Integrated Waste Management Department (IWMD) is responsible for solid waste facilities and services in Orange County. The IWMD currently provides the following:

- Operates three open and active County-owned landfills
- Manages four Household Hazardous Waste Collection Centers (HHWCC)
- Administers County unincorporated area waste collection and recycling
- Maintains two closed landfills
- Monitors various former disposal facilities
- Administers the Countywide Integrated Waste Management Plan (CIWMP)

The Orange County Integrated Waste Management Agency (IWMA) operates the County's three landfills. These landfills accept municipal solid waste (trash) and are managed by the Integrated Waste Management Department (IWMD).<sup>16</sup> The Bowerman Landfill is located closest to the site.

The County Integrated Waste Management Department (IWMD) is responsible for ensuring that County waste is disposed of in a way that protects public health, safety and the environment. Long-range strategic planning is necessary to ensure that waste generated by the County is safely disposed of and that the County's future disposal needs are met. The Regional Landfill Options for Orange County (RELOOC) Strategic Plan (2001) has been created for this reason. The RELOOC is a 40-year plan/program whose purpose is to maintain and expand regional landfill facilities and to evaluate options for trash disposal for Orange County residents.

The California Integrated Waste Management Act of 1989 requires diversion of 50% of solid waste generated within all California jurisdictions from regional landfills. To comply with this state regulation, the City implements a Source Reduction and Recycling Element (SRRE), which outlines the City's strategy for reducing solid waste generated within the City that may ultimately impact regional landfills. The SRRE identifies numerous programs that will assist the City to divert solid waste in compliance with State law. The City is working toward reducing the amount of solid waste disposed of through recycling and composting, source reduction, and public education. In addition, the City will require recycling as a condition of approval of all new development projects.

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<sup>15</sup> CIWMB. 2009, website: <http://www.ciwmb.ca.gov>

<sup>16</sup> Source: County of Orange – Integrated Waste Management Department website at <http://www.oilandfills.com>.

### 4. Electrical Services

#### a. Electricity Supply

Southern California Edison (SCE) is the only electricity service provider in the DTSP area. SCE is a regulated public utility that provides energy service to millions of consumers through millions of electric meters and throughout southern Orange and San Diego counties.

Service facilities include transmission, distribution, and communication lines. SCE maintains approximately 280 miles of cable in the City, including service and distribution lines. There is one generating station located at 21730 Newland Street and operated by AES Corporation and six other substations located at 15971 Graham Street, 8081 Warner Avenue, 1875 Edwards Street, 730 Lake Street, 21202 Brookhurst Street, and 19118 Ward Street.

Within the DTSP area, there are aerial transmission lines that run along 1<sup>st</sup> Street operated by SCE and regional 66-kV transmission facilities along Atlanta Avenue.

#### b. Electricity Distribution

While quantity of supply can be met by SCE, there are several bottleneck areas where supply cannot be delivered based on a large quantity of electrical demand in one location at the same time. This is currently resulting, and will continue to result in power outages in small zones within the DTSP area. SCE is specifically having trouble delivering power to the second block of Main Street, between Walnut Avenue and Olive Avenue. Currently, incremental repairs and boosters are being added as development occurs.

### 5. Natural Gas Services

Southern California Gas Company/The Gas Company currently provides natural gas service to the DTSP area through a network of underground gas lines. Company staff indicated that there are no existing issues regarding gas supply or distribution. Therefore, the proposed DTSP Update project will not result in any significant impacts to natural gas services.

### 6. Telephone/Cable/Internet Services

The project vicinity is located within the service areas of Time Warner Cable and Verizon with cable service provided to the DTSP area by Time Warner and phone service provided by Verizon. Due to the existing developed condition near the site and the surrounding area, telephone and cable service is currently provided in the vicinity of the DTSP area.

Any new utility infrastructure and service line(s) to serve the individual projects within the project area will be placed underground, except for switching cabinets, transformers and similar typical structures.

## 7. Transit Services

The City has 1,121 lane miles of public streets and has easy freeway access to Los Angeles International Airport, John Wayne Orange County Airport, and Long Beach Airport. The City offers bus service and rail freight service. The ports of Long Beach and Los Angeles are located less than 20 miles away from the City and provide shipping and travel services.

Nine routes of regional bus service currently serve the City through the Orange County Transportation Authority (OCTA).

For airline service, John Wayne Airport (20 minutes), Long Beach Airport (30 minutes), and Los Angeles International Airport (45 minutes) serve Huntington Beach and the greater Orange County area.

For passenger rail service, Amtrak stations are located in Santa Ana and Anaheim, each approximately 20 minutes away. The Union Pacific Railroad serves the City's Gothard Street with freight transportation to this industrial corridor that forms the central spine of the community. This rail service permits direct line shipment to the Midwest and Northwest.

### 4.13.2 Significance Criteria

Significant impacts to utilities and service systems would occur if the project would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Not comply with federal, state, and local statutes and regulations related to solid waste.

### 4.13.3 Impacts

The project is located in an urbanized area (the Downtown) that is already being served by existing utilities. The infrastructure plan(s) which identifies utilities (e.g., Water Line Diameters and Sewer Line Diameters) for the DTSP are shown in Exhibit 4.13-1 and Exhibit 4.13-2.

#### 1. Water and Wastewater Services

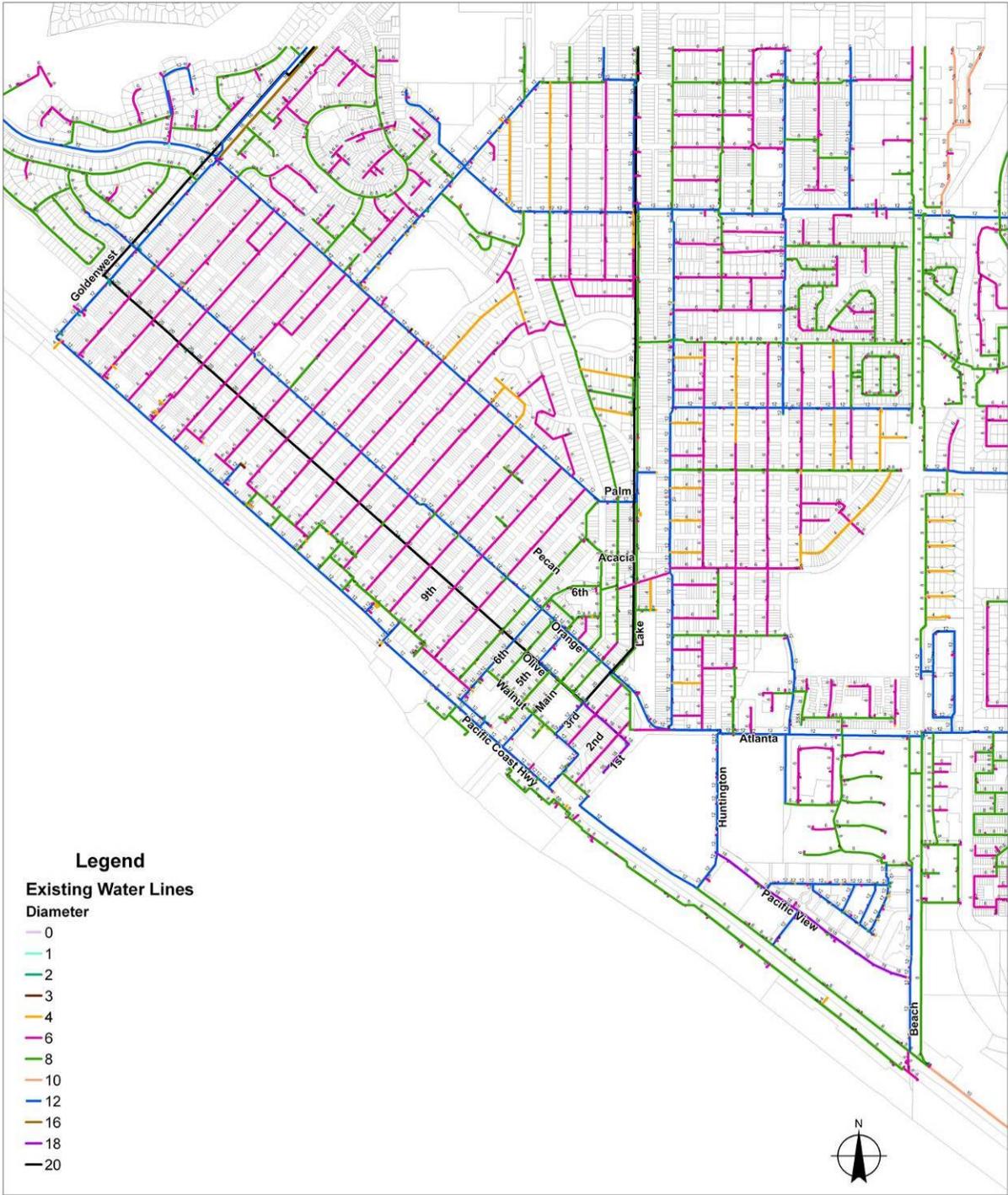
The current water distribution system has been targeted for assessment to determine if adequate capacity exists to serve fire flows for potential development and redevelopment opportunities in the City, although Huntington Beach promotes water conservation. Because the City is almost entirely developed, water infrastructure is in place; however, some improvements will be required to accommodate new development. The City is requiring a water supply assessment of all new development projects and may require further infrastructure depending on the findings of a water piping study currently underway.

New wastewater discharges from the potential development of individual projects that could occur per the DTSP Update would place additional demands upon regional wastewater treatment facilities. All connections to existing wastewater infrastructure will be designed and constructed per the requirements and standards of the City and the OCSO. Compliance with applicable Waste Discharge Requirements (WDRs), as monitored and enforced by the OCSO, would ensure that development under the proposed DTSP project would not exceed the applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) will respect to discharges to the sewer system. Therefore, this would result in a less than significant impact.

The project may result in potentially significant impacts due to the alteration or expansion of existing water and sewer service systems since the area surrounding the site is already developed and being served, and these services systems may need to be altered or expanded depending on the individual project (e.g., size, location, and if the project involves such things as vacating an alley).

##### a. Water Demand

During a normal year, Huntington Beach uses approximately 35,000 afy of water, but multiple dry years could put demand closer to 37,000 afy. To maintain reliability, it is necessary to be able to meet multiple dry year demand. Recently adopted conservation measures influence the water demand factors used. Recent events related to court decisions on endangered species protection in the Sacramento-San Joaquin River Delta and persistent drought in California and the Southwest are forcing reductions in water available through traditional importation sources, increasing conservation requirements across Southern California and the City.



**WATER LINE DIAMETERS**

**HUNTINGTON BEACH DOWNTOWN SPECIFIC PLAN**    JANUARY 21, 2009    *rrm*designgroup  
creating environments people enjoy

Exhibit 4.13-1 - Water Line Diameters

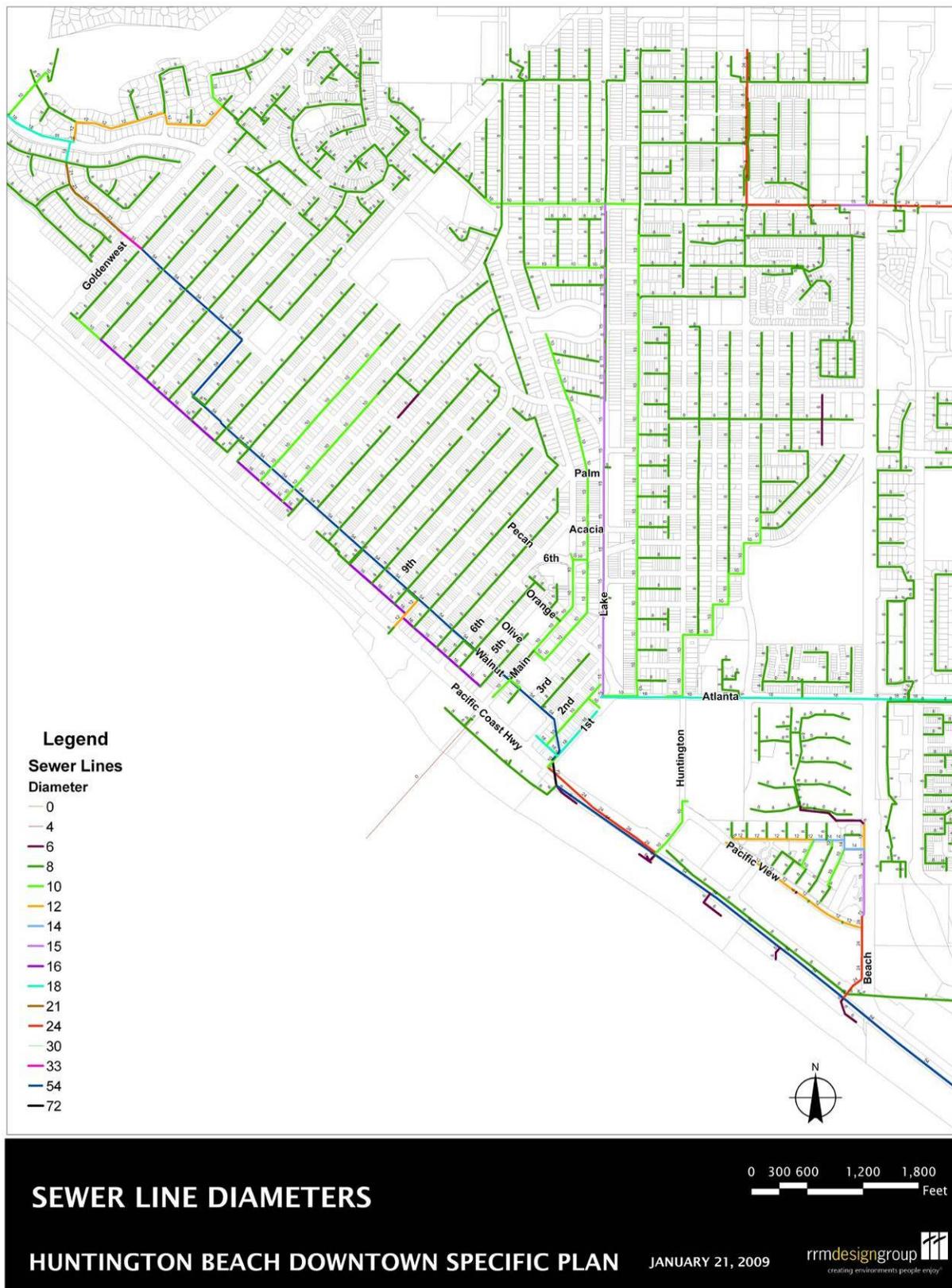


Exhibit 4.13-2 - Sewer Line Diameters

Future development of the project will increase the demand for water and sewer services. The additional demand produced by redevelopment within the DTSP area will be 327,000 gpd average daily flow, with a peak hour demand of approximately 400 gpm. The proposed increase in density within the DTSP Update will increase water demand in the DTSP area by 369 afy.

Specific water improvements will be identified at the time each developer submits its project to the City. The developer will be required to coordinate with the Fire Department and the Public Works Department to determine the specific flow requirements for its project. The Public Works Department will analyze the existing distribution system to determine any necessary upgrades and improvements required by the developer to satisfy fire flow and domestic demands. This may include upsizing of existing water pipelines and/or constructing new fire hydrants. Pacific Coast Highway and Beach Boulevard are Caltrans right-of-ways and therefore require dual water lines to provide separate water service on both sides of the roadway.

Additional studies shall be performed as individual development occurs to verify that pipes for water will adequately support each specific project within the DTSP area.

<b>Land Use</b>	<b>Quantity Increase</b>	<b>Demand Factor</b>	<b>Estimated Flow Increase</b>
Retail	213,467 sf	0.15 gpd/sf	32,020 gpd
Restaurant	92,332 sf	1.5 gpd/sf	138,498 gpd
Office	92,784 sf	0.15 gpd/sf	13,918 gpd
Residential	648	70 gpcd × 2.41 persons	109,318 gpd
Hotel	235 rooms	70 gpcd × 2 persons	32,900 gpd
Cultural facilities	30,000 sf	0.15 gpd/sf	4,500 gpd
Daily demand			331,154 gpd
Fire demand			4,000 gpm

#### **b. Water Conservation**

In an effort to comply with statewide water goals and reduce water usage by 20% by the year 2020, the City is recommending conditions of approval that could reduce residential demand by as much as 35%. Recommended conditions of approval for redevelopment projects within the DTSP area should aid in reduction of overall water usage. Those conditions of approval are incorporated into mitigation measures as part of this EIR. Conversion of existing buildings and public areas to comply with the same conservation measures can further assist in meeting the 20% reduction goal.

Furthermore, with regard to future development projects within the DTSP area, the points of connection for all applicable water lines will need to be designed and submitted for approval by the City Engineer of the City of Huntington Beach prior to the start of construction.

Also, to ensure that there are no adverse impacts associated with the proposed project during construction, a mitigation measure is presented which requires coordination with utility and service organizations prior to the commencement of construction.

## 4 - Environmental Setting, Impacts, and Mitigation Measures

Aggressive water conservation is key to creating sufficient water resources to meet future demands in the City. State law requires conservation measures for each development project submitted.

### c. Wastewater Generation

The following wastewater demand factors were used to determine the total anticipated maximum flow produced by the DTSP Update. These factors will be required to size pipes within developments in conjunction with City standards. The DTSP Update Area could increase flows to 0.67 MGD during peak usage points, but average daily flow should fall between 0.3 MGD and 0.4 MGD. A peak hour demand of 0.67 MGD will not surpass the estimated 1.95 MGD planned for by the OCSD.

Land Use	Quantity Increase	Demand Factor	Estimated Flow Increase
Retail	213,467 sf	0.2 gpd/sf	42,693 gpd
Restaurant	92,332 sf	1.5 gpd/sf	138,498 gpd
Office	92,784 sf	0.2 gpd/sf	18,557 gpd
Residential	648	187 gpd/unit	162,000 gpd
Hotel	235 rooms	187 gpd/unit	35,250 gpd
Cultural facilities	30,000 sf	0.2 gpd/sf	6,000 gpd
Average discharge			402,998 gpd
Peak hour discharge	1.78 (Qave)Λ 0.92		0.77 MGD

### d. Wastewater Collection

Based on existing information, the wastewater collection system appears sufficient for the current loads, and no points have been identified at which demand is surpassing capacity. Pipe segments downstream of larger diameter pipes will need to be upsized when any development occurs upstream. The 8-inch line in Main Street is downstream of several 10-inch segments and may need replacement with any additions in flow.

Realignment of Walnut Avenue between 1<sup>st</sup> Street and 2<sup>nd</sup> Street will require relocation of the OCSD 54-inch trunk main in that location. The 15-inch line in the abandoned section of Lake Street should also be relocated to Orange Avenue and should directly connect with the 10-inch and 18-inch lines in Atlanta Avenue at the three-way intersection of Atlanta Avenue, Orange Avenue, and 1<sup>st</sup> Street. All lines within the DTSP area should be analyzed on a project by project basis and sized based on the provided demand factors and City design criteria to determine if upsizing is required.

## 2. Storm Water Drainage Conditions

Currently the majority of the DTSP area is already covered by impervious area. Redevelopment will minimally increase the impervious area, which will therefore limit the amount of additional runoff to a negligible amount. New developments adjacent to streets where the current system is inadequate

will be required to upgrade facilities. Additionally, new developments impacting deficient systems identified in the City's Master Plan of Drainage will be required to upgrade that facility as required.

According to local residents and business owners, drainage at the intersections of Main Street with Walnut Avenue, Main Street with Olive Avenue, and Main Street and Orange Avenue is insufficient and flooding of the side streets occurs during most storms.

Additional curb inlets, dry wells, and potentially some underground percolation pipes may be required within projects to alleviate a storm water issue. Green roofs, urban bioswales, and rain gardens also minimize runoff and can be implemented by developers to reduce overall storm water generated on a site. Due to the close proximity to the Pacific Ocean, filtration of runoff water should be achieved whenever possible by increased soil contact prior to ocean discharge. A mitigation measure has been added to address these development incentives.

### **3. Solid Waste Services**

It is estimated that the DTSP Update project will generate approximately 4,154 pounds of solid waste per day (based on Rainbow Disposal generation rate of 6.41 pounds per day per residential unit). Development within the DTSP Update project area will be required to implement and follow a recycling program pursuant to City code which will divert a substantial amount of solid waste from the landfill and continue to assist the City in meeting California Integrated Waste Management Board (CIWMB) solid waste diversion goals. The project will comply with federal, state, and local statutes and regulations related to solid waste.

The increase in density of the DTSP area is within the planned build-out quantity assumptions for the City and is accounted for by local waste facilities in long-term solid waste service projections. It is not anticipated that there are any significant impacts relative to providing solid waste pick up and disposal generated by the project.

### **4. Electrical Services**

Individual future development projects within the DTSP area may require extension of existing electrical facilities to serve the new uses and or redevelopment of existing uses. With regard to electrical distribution, it should also be noted that an increase in density within the DTSP area will likely lead to vertical growth, and the quantity of elevators and escalators within the DTSP area may increase, thus creating a greater demand for electricity. Currently, incremental repairs and boosters are being added as development occurs. Several new circuits and lines will need to be installed to provide the required supply without impairing the levels of service to the surrounding area. Ultimately, the electrical system in the area should be master planned to match the conditions proposed in the DTSP Update. Each development will be required to pay for the development's share of infrastructure improvements to electrical systems per SCE requirements.

Though proposed development within the DTSP area should create a significant increase in electricity demand, the demand should not surpass the quantity of electricity available to the DTSP area once the mitigation measures are employed.

### 5. Natural Gas Services

The proposed density increases in the DTSP Update will not require line upsizing in the public streets, but additional service connections will need to be planned for new development projects. Lines should be located by the service providers prior to construction activity to avoid conflicts or accidents. No significant adverse impacts associated with providing gas service to the project are anticipated.

### 6. Telephone/Cable/Internet Services

No changes are proposed by the providers to the existing cable, internet and telephone service systems. No significant adverse impacts associated with providing telephone/cable/internet service to the project are anticipated.

### 7. Transit Services

The project site will be serviced by existing OCTA bus lines. Air services are nearby and available to residents, citizens and the work force.

From a local perspective, the project does not negatively impact the existing bus service lines and no additional facilities will be required as a result of the DTSP Update development. Therefore, no significant adverse impacts associated with providing public transit service to the project are anticipated.

#### 4.13.4 Mitigation Measures

Although significant impacts to utilities and service systems are not anticipated, the following measures are provided to ensure that impacts would be less than significant.

- MM 4.13-1 To ensure that there are no adverse impacts associated with the future Downtown Specific Plan development projects during construction, Applicant/developer/builder/contractor shall coordinate with utility and service organizations prior to the commencement of construction. A separate water supply assessment will be required for individual projects at the time the project is submitted to the City. A separate water supply assessment will be required for individual projects at the time the project is submitted to the City.
- MM 4.13-2 Individual development projects within the Downtown Specific Plan Area will require connections to existing water, sewer, and utility lines in the City and may require construction of new water pipeline facilities. All connections to existing water and wastewater infrastructure will be designed and constructed per the requirements and standards of the City of Huntington Beach Public Works Department. Such installation shall be coordinated, reviewed, and approved by the appropriate City departments and applicable agencies.

- MM 4.13-3 All connections to existing potable water and sewer infrastructure shall be designed and constructed per the requirements and standards of the City of Huntington Beach Public Works Department. The points of connection for all applicable water and sewer lines will need to be identified and agreed to by the City Engineer of the City of Huntington Beach prior to the start of development and any project construction.
- MM 4.13-4 Each development project is required to implement separate water conservation measures that support major water conservation efforts. The following water saving technologies can be implemented on a project basis to comply with statewide water goals and water conservation measures that can further assist in meeting the 20% reduction goal.
- Waterless urinals should be specified in all public areas, including restaurants and commercial bathrooms.
  - Low-flush toilets should be installed in all new residential units and encouraged through rebates or other incentives in existing homes.
  - Low-flow shower heads and water faucets should be required in all new residential and commercial spaces and encouraged in existing developed properties.
  - Water efficient kitchen and laundry room appliances should be encourage through rebates for both residential and commercial units.
  - Landscaping should be completed with drought tolerant plants and native species.
  - Irrigation plans should use smart controllers and have separated irrigation meters.
- MM 4.13-5 As individual development occurs within the Downtown Specific Plan area, additional hydraulic studies shall be performed to verify that water pipes will adequately support each specific project. A sewer study shall be prepared for Public Works Department review and approval. A fourteen (14) day or longer flow test data shall be included in the study. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department.
- MM 4.13-6 As individual development occurs within the Downtown Specific Plan Area, each development shall be required to pay for the development's fair share of infrastructure improvements to electrical systems per Southern California Edison requirements.

#### **4.13.5 Level of Significance after Mitigation**

With implementation of the recommended mitigation measures, the project's potentially significant impacts to utilities and services will be less than significant.

#### **4.13.6 Significant and Unavoidable Impacts**

Water usage will increase as a result of implementation of the development allowed under the proposed DTSP Update. While the update project itself and its adoption will not create significant and unavoidable impacts per se, each development project proposed as a result of adoption of the Plan will need to be vetted with utility providers to ensure that adequate water supplies are available to support proposed development.

#### **4.13.7 Cumulative Impacts**

The City of Huntington Beach recognizes that there will be impacts, particularly with water supply and infrastructure issues, from cumulative development in the DTSP area. The City is requiring a water supply assessment of all new development projects and will require further infrastructure depending on the findings of a water piping study currently underway. Water conservation measures and storm water runoff requirements will also ameliorate much of the cumulative impacts from the proposed DTSP Update. Any potential cumulative impacts from the DTSP Update should be limited by the proposed mitigation measures.