Section 3.14
Utilities and Service Systems

This section addresses potential utilities and service systems impacts that may result from construction and/or operation of the proposed project. The following discussion addresses the availability of water, wastewater treatment, stormwater, electric power, natural gas, telecommunications facilities, and solid waste facilities in the project area, identifies applicable regulations, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from project implementation, as applicable.

The information and analysis in this section is based on the *Preliminary Wastewater Report* (PLSA 2022a; Appendix M), prepared by Pasco Laret Suiter & Associates, Inc. (PLSA). Hydrological information was incorporated from the *Preliminary Hydrology Study* prepared by Pasco Laret Suiter & Associates, Inc. (PLSA 2022b; see Appendix I-1).

Information was also incorporated from the *Project Facility Availability Form (Sewer)*, prepared by the Leucadia Wastewater District (LWD 2022; Appendix N); and *Project Facility Availability Form (Water)*, prepared by the San Dieguito Water District (SDWD 2022; Appendix N). Analysis in this section also draws upon data in the *City of Encinitas General Plan* (1991). Third party technical reports have been peer-reviewed by Michael Baker International and the City of Encinitas.

ENVIRONMENTAL SETTING

The project site is located in the City of Encinitas and is currently vacant undeveloped land. No existing structures are present on-site. Scattered trash, several dirt roads, and off-road vehicle tracks are present on-site. Land uses in the project vicinity include undeveloped land and single-family residences. Batiquitos Lagoon is located to the north, across La Costa Avenue.

The site is bordered to the west by Piraeus Street and to the south by Plato Place. Interstate 5 (I-5) is located further to the west and La Costa Avenue lies to the north, adjacent to the proposed off-site preserve area. A brow ditch is present in the northwestern portion of the property. Additionally, aboveground power poles providing electrical service to existing off-site development are visible in the project vicinity, including along portions of Piraeus Street; to the east and south serving existing residential uses; and to the north along La Costa Avenue; refer to Figure 2.0-2, Aerial Photograph/Surrounding Land Uses.

Water

The subject site is located within the San Dieguito Water District (SDWD) which would provide public water service to proposed development. The SDWD is a subsidiary of the City and provides

water to the approximately 38,000 residents in its service area. The District joined the San Diego County Water Authority (SDCWA) in 1948 to acquire the right to purchase and distribute imported water throughout its service area. The SDCWA purchases water from the Metropolitan Water District of Southern California (MWD), sourced from both the State Water Project and the Colorado River. The SDCWA also has its own supplies from desalinated seawater and the Colorado River which are secured separately from SDCWA's allocation from MWD. The District also receives local runoff water from Lake Hodges and imported raw water from the SDCWA. Both sources are treated at the R.E. Badger Filtration Plant, which is jointly owned by the District and the Santa Fe Irrigation District. The District receives recycled water from San Elijo Joint Powers Authority (SEJPA) (SDWD 2020).

The SDWD implements its *Urban Water Management Plan* (SDWD 2020) which projects water demand for the SDWD for all water use sectors with the exception of agriculture. Such water demands have been estimated and are assumed to increase proportionally with population growth over time. Table 3.14-1, SDWD Population - Current and Projected, shows the projected population served by the SDWD through the year 2045.

Table 3.14-1: SDWD Population - Current and Projected

Year	2020	2025	2030	2035	2040	2045	Increase (2020-2045)
Population Served	37,856	39,208	39,653	39,800	40,240	41,246	3,390

Source: SDWD 2020.

Water Supply Planning

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single dry, and multiple dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. Table 3.14-2, Total Water Demands in Acre-Feet per Year, shows the SDWD's estimated water supply projections for the year 2035.

Table 3.14-2: Total Water Demand in Acre-Feet per Year

	2020	2025	2030	2035	2040	2045
Potable and Raw Water	5,463	5,796	6,156	6,243	6,404	6,611
Recycled Water Demand	642	700	700	700	700	700
Total Water Demand	**6,105**	**6,496**	**6,856**	**6,943**	**7,104**	**7,311**

Source: SDWD 2020.

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single-dry, and multiple-dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. Table 3.14-3, Normal Year, Single-Dry Year, and Multiple-Dry Years Supply and Demand Comparison in Acre-Feet per Year, shows estimated SDWD water supply projections from the year 2020 to 2045.

Table 3.14-3: Normal Year, Single-Dry Year, and Multiple-Dry Years Supply and Demand Comparison in Acre-Feet per Year

		2025	2030	2035	2040	2045
Normal Year	Supply totals	6,496	6,856	6,943	7,103	7,311
	Demand totals	6,496	6,856	6,943	7,103	7,311
	Difference	--	--	--	--	--
Single-Dry Year	Supply totals	6,938	7,332	7,415	7,586	7,808
	Demand totals	6,938	7,332	7,415	7,586	7,808
	Difference	--	--	--	--	--
Multiple-Dry Year (1st Year)	Supply totals	6,938	7,322	7,415	7,586	7,808
	Demand totals	6,938	7,322	7,415	7,586	7,808
	Difference	--	--	--	--	--
Multiple-Dry Year (2md Year)	Supply totals	6,995	7,382	7,476	7,648	7,872
	Demand totals	6,995	7,382	7,476	7,648	7,872
	Difference	--	--	--	--	--
Multiple-Dry Year (3rd Year)	Supply totals	7,019	7,408	7,502	7,675	7,900
	Demand totals	7,019	7,408	7,502	7,675	7,900
	Difference	--	--	--	--	--
Multiple-Dry Year (4th Year)	Supply totals	7,045	7,436	7,530	7,704	7,929
	Demand totals	7,045	7,436	7,530	7,704	7,929
	Difference	--	--	--	--	--

Table 3.14-3, continued

		2025	2030	2035	2040	2045
Multiple-Dry Year (5th Year)	Supply totals	7,055	7,446	7,540	7,714	7,940
	Demand totals	7,055	7,446	7,540	7,714	7,940
	Difference	--	--	--	--	--

Source: SDWD 2020.

According to the UWMP, single-dry and multiple-dry year conditions were based on the SDWD's historical water use records. The SDWD anticipates no reduction of local water supplies for a single or multiple-dry year event. Even during a dry year, it is assumed there would be some rain and therefore some refilling of water storage. In an event of a dry year, the SDWD would purchase additional water from San Diego County Water Authority (SDCWA) and utilize its carryover storage supply.

The SDCWA's 2020 UWMP reports that forecasted imported water supply capabilities and stored water would be sufficient to meet expected demands under the single driest year and all five years of the multiple dry year hydrological scenarios. Investments that have been made by the SDCWA and its member agencies, such as providing additional carryover storage, are anticipated to help achieve reliability in dry years and multiple dry years. In the unanticipated event that shortages occur during multiple dry year periods, the SDWD would also implement water conservation measures as necessary.

If shortages still occur, additional regional shortage management measures, consistent with the Water Authority's Water Shortage and Drought Response Plan, would be taken to fill the supply shortage. As such, the SDWD expects to meet customer demands during a multiple-dry year event (SDWD 2020). As shown in Table 3.14-3, anticipated SDWD water supplies would be adequate during the normal, single-dry, and multiple-dry year scenarios.

Wastewater

Sewer service for the project would be provided by the Leucadia Wastewater District (LWD). The LWD is one of six member agencies of the Encina Wastewater Authority (EWA) (a joint powers authority) operating a regional wastewater treatment and disposal facility in Carlsbad (EWA n.d.). Wastewater conveyed through the district's sewer mains and pump stations is ultimately pumped to the EWA's Water Pollution Control Facility located in the City of Carlsbad. Wastewater from the project site would be accommodated by the Saxony Pump Station which currently has a total wet well storage volume of 26,595 gallons. The pump station has an average storage time of 140.5 minutes (2.34 hours) in the existing condition (PLSA 2022a). An existing

sewer line located in Piraeus Street would serve as the point of connection for project sewer service.

Stormwater Facilities

Under current conditions, the majority of the project site drains north via surface/sheet flow before entering an existing storm drain conveyance system at the northwest corner of the property. Once in the storm drain system, runoff from the northeastern and central portions of the project site flows to the west, crossing I-5 into an earthen ditch. The remainder of the site flows south via surface/sheet flow and enters the existing storm drain system at the southwest corner of the property. The existing system carries runoff across I-5 and discharges into an existing concrete lined ditch where it combines with runoff from the northeastern and central portions of the site. From this point, drainage from both basins continues north until it reaches Batiquitos Lagoon, and eventually, the Pacific Ocean.

Electricity

San Diego Gas and Electric (SDGE) currently provides electrical services to the project site. As stated above, utility poles providing electrical service in the project vicinity are visible along portions of area roadways, including Piraeus Street and to the north along La Costa Avenue, as well as in the vicinity of existing residential uses to the east and south.

Natural Gas

SDGE currently provides natural gas services to the project vicinity. However, the use of natural gas is not proposed with the project, in conformance with City regulations for residential uses. No service connections to existing SDGE infrastructure would therefore occur with project implementation.

Telecommunications Facilities

Telecommunications facilities are not currently provided on the project site. The major service providers that serve the City and their coverages are listed below (Broadband Now 2022):

- AT&T Internet - 99.5% Availability
- T-Mobile – 55.6% Availability
- Cox – 72.5% Availability
- Spectrum – 63.5% Availability

Solid Waste Disposal

The City has an exclusive franchise agreement with EDCO Waste and Recycling Services (EDCO) to provide solid waste collection services in Encinitas for both residential and commercial customers. EDCO is the only authorized company that can haul solid waste in the City. Residential trash service includes curbside green waste collection and recyclable materials (mixed paper, glass, plastic, and aluminum cans) collection at no additional charge.

EDCO transports the collected solid waste to a transfer center which then takes it to either the Sycamore Landfill in Santee or the Otay Landfill in Chula Vista. The Otay Landfill has a maximum permitted capacity of 61.15 million cubic yards and a remaining capacity of 21.19 million cubic yards. The Otay Landfill has a cease operation date of February 28, 2030 (CalRecycle 2019a). The Sycamore Landfill has a maximum permitted capacity of 147.9 million cubic yards and has a remaining capacity of 113.97 million cubic yards. The Sycamore Landfill has a cease operation date of December 31, 2042 (CalRecycle 2019b).

REGULATORY FRAMEWORK

Federal

Safe Drinking Water Act

Passed in 1974 and amended in 1986 and 1996, the Safe Drinking Water Act grants the Environmental Protection Agency (EPA) the authority to set drinking water standards. Drinking water standards apply to public water systems that provide water for human consumption through at least 15 service connections or regularly serve at least 25 individuals. There are two categories of drinking water standards: National Primary Drinking Water Regulations and National Secondary Drinking Water Regulations. The National Primary Drinking Water Regulations are legally enforceable standards that apply to public water systems. These standards protect drinking water quality by limiting the levels of specific contaminants that can adversely affect public health and are known or anticipated to occur in water. The National Secondary Drinking Water Regulations are nonmandatory guidelines for certain substances that do not present a risk to public health.

State

Safe Water Drinking Act

Similar to the federal act, California implements the state's Safe Drinking Water Act (Health and Safety Code Section 116270 et seq.) to ensure public health and safety relative to clean drinking water. Under this act, the California Department of Public Health has the authority to protect

public drinking water by adopting contaminant levels not to be exceeded in potable water supplies. Such thresholds are equal to or more stringent than those established at the federal level under the EPA.

State Water Resources Control Board

Created by the California legislature in 1967, the five-member State Water Resources Control Board (SWRCB) allocates water rights, adjudicates water right disputes, develops statewide water protection plans, establishes water quality standards, and guides the nine Regional Water Quality Control Boards (RWQCBs) located in the major watersheds of the state. The joint authority of water allocation and water quality protection enables the SWRCB to provide comprehensive protection for California's waters. The SWRCB is responsible for implementing the Clean Water Act and issues National Pollutant Discharge Elimination System (NPDES) permits to cities and counties through the RWQCBs. The project site lies within the jurisdiction of the San Diego RWQCB (Region 9).

California Urban Water Management Planning Act

In 1983, the State Legislature enacted the Urban Water Management Planning Act (California Water Code Sections 10610–10656), which requires specified urban water suppliers in the state to prepare an Urban Water Management Plan and update it every 5 years. State and local agencies and the public frequently use such plans to determine if agencies are planning adequately to reliably meet water demand in various service areas. As such, the plans serve as an important element in documenting water supply availability and reliability for compliance with state laws, including Senate Bill (SB) 610 and SB 221, which link water supply sufficiency to large land-use development project approvals. Urban water suppliers also must prepare such plans, pursuant to the Urban Water Management Planning Act, to be eligible for state funding and drought assistance.

Every urban water supplier that either provides over 3,000 acre-feet of water annually or serves more than 3,000 urban connections is required to assess the reliability of its water sources over a 20-year planning horizon. Each supplier must report its progress on a 20 percent reduction in per capita urban water consumption by the year 2020, as required in the Water Conservation Act of 2009 (SB X7-7).

The state's urban water suppliers prepare Urban Water Management Plans (UWMPs) to support their long-term resource planning and ensure adequate water supplies are available to meet existing and future water demands. The UWMPs include information on water usage, water supply sources, and water reliability planning. They also may provide implementation schedules to meet projected demands over a planning horizon, a description of opportunities for new

development of desalinated water, groundwater information (where groundwater is identified as an existing or planned water source), a description of water quality over the planning horizon, and identification of water management tools that maximize local resources and minimize imported water supplies. A UWMP's water supply analysis includes a water supply reliability assessment, water shortage contingency plan, and development of a plan in case of an interruption in water supply.

The plans must be prepared every 5 years and submitted to the California Department of Water Resources (DWR). DWR staff then reviews the submitted plans to make sure they have completed the requirements identified in the Water Code, then submits a report to the State Legislature summarizing the status of the plans.

Senate Bill 221

Enacted in 2001, SB 221 (Government Code Sections 66455.3 and 66473.7) 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 water years within a 20-year projection that would meet the projected demand associated with a proposed subdivision. The definition also includes the requirement that sufficient water encompass not only the project but also existing and planned future uses, including, but not limited to, agricultural and industrial uses.

California Water Recycling Standards

The State Legislature has developed requirements for the production, discharge, distribution, and use of recycled water. These requirements are contained in the California Code of Regulations, Title 22, Division 4, Chapter 3, Reclamation Criteria, Sections 60301 through 60475, and Title 17. The California Department of Public Health administers the state recycling water standards.

California Integrated Waste Management Act

Assembly Bill (AB) 939 established the California Integrated Waste Management Act of 1989 (Public Resources Code Sections 42900–42927) which required all California cities and counties to reduce the volume of solid waste deposited in landfills by 50 percent by the year 2000. It also requires that cities and counties continue to remain at 50 percent or higher for each subsequent year. The act is intended to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.

The act requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element (SRRE) that demonstrates how the jurisdiction will meet the act's mandated diversion goals. Each jurisdiction's SRRE must include specific components as defined in Public Resources Code Sections 41003 and 41303. In addition, the SRRE must include a program for management of solid waste generated in the jurisdiction consistent with the following hierarchy: (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. The SRRE is required to emphasize and maximize the use of all feasible source reduction, recycling, and composting options in order to reduce the amount of solid waste to be disposed of by transformation and land disposal (Public Resources Code Sections 40051, 41002, and 41302).

California Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24)

Commonly referred to as the CALGreen Code, Title 24, Part 11 standards require new residential and commercial buildings to comply with mandatory measures under the topics of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. Title 24 also provides voluntary tiers and measures that local governments may adopt which encourage or require additional measures in the five green building topics.

The 2019 Title 24 standards became effective January 1, 2020. The standards require that all low-rise residential buildings shall have a photovoltaic system meeting the minimum qualification requirements such that annual electrical output is equal to or greater than the dwelling's annual electrical usage. Notably, net energy metering rules limit residential rooftop solar generation to produce no more electricity than the home is expected to consume on an annual basis.

The CALGreen standards also include voluntary efficiency measures that are provided at two separate tiers and implemented at the discretion of local agencies and applicants. CALGreen's Tier 1 standards call for a 15 percent improvement in energy requirements, stricter water conservation, 10 percent recycled content in building materials, 20 percent permeable paving, 20 percent cement reduction, and cool/solar-reflective roofs. CALGreen's more rigorous Tier 2 standards call for a 30 percent improvement in energy requirements, stricter water conservation, 75 percent diversion of construction and demolition waste, 15 percent recycled content in building materials, 30 percent permeable paving, 25 percent cement reduction, and cool/solar-reflective roofs.

Senate Bill (SB) 1383

SB 1382 required the state board, no later than January 1, 2018, to approve and begin implementing that comprehensive strategy to reduce emissions of short-lived climate pollutants to achieve a reduction in methane by 40%, hydrofluorocarbon gases by 40%, and anthropogenic black carbon by 50% below 2013 levels by 2030, as specified. The bill also established specified targets for reducing organic waste (i.e., food waste) in landfills, and identifies the goal that not less than 20 percent of edible food currently disposed of is recovered for human consumption by 2025.

The City's Climate Action Plan (see additional discussion below) addresses the requirements of SB 1383 through the goal of diverting solid waste to reduce waste disposal from community residents and businesses. As part of achieving its Goal 6.1, Divert Solid Waste, the CAP identifies such measures as implementing a Zero Waste Program to support regional efforts to plan for and develop residential and commercial food scrap composting programs; facilitating the establishment of fully-permitted community appropriate compost facilities within the City; continuing Zero Waste programs at local schools; establishing an edible food recovery program; and providing outreach and education to generators. Additional measures include developing education outreach materials for textile recycling; expanding recycling requirements at City permitted events and activities; supporting product stewardship and extended producer responsibility initiatives; expanding outreach and education on the City's Construction and Debris Ordinance.

Local

City of Encinitas Climate Action Plan

The City's Climate Action Plan (CAP) was adopted in January 2018 and was most recently updated and adopted on November 18, 2020. The CAP serves as a guiding document and outlines a course of action for community and municipal operations to reduce GHG emissions and the potential impacts of climate change within the jurisdiction. The CAP benchmarks GHG emissions in 2012 and identifies what reductions are required to meet GHG reduction targets based on state goals embodied in AB 32. The 2020 CAP Update incorporates the HEU residential units into the business-as-usual projection and legislatively adjusted projection and presents associated updates and revisions to the CAP measures. The CAP aims to achieve local community wide GHG reduction targets of 13 percent below 2012 levels by 2020 and 44 percent below 2012 levels by 2030.

To achieve these objectives, the CAP identifies a summary of baseline GHG emissions and the potential growth of these emissions over time; the expected climate change effects on the City;

GHG emissions reduction targets and goals to reduce the community's contribution to global warming; and identification of strategies, specific actions, and supporting measures to comply with statewide GHG reduction targets and goals, along with strategies to help the community adapt to climate change impacts.

As part of the CAP implementation, each strategy, action, and supporting measure will be continually assessed and monitored. Reporting on the status of implementation of these strategies, periodic updates to the GHG emissions inventory, and other monitoring activities will help ensure that the CAP is making progress. It should be noted that as of this time, the City has not adopted implementing ordinances for the CAP. Therefore, strategies requiring the City to adopt ordinances to implement are not applicable to the project. The following strategies are applicable to the project:

- RE-2: Require New Homes to install Solar Photovoltaic Systems
- CET-4: Require Residential Electric Vehicle Charging Stations

City of Encinitas General Plan and Certified Local Coastal Program

The City of Encinitas General Plan serves as a policy document that provides long-range guidance to City officials responsible for decision-making with regard to the City's future growth and long-term protection of its resources. The City of Encinitas General Plan is intended to ensure decisions made by the City conform to long-range goals established to protect and further the public interest as the City continues to grow and to minimize adverse effects potentially occurring with ultimate buildout. The City of Encinitas General Plan also provides guidance to ensure that future development conforms to the City's established plans, objectives, and/or policies, as appropriate.

The California Coastal Act (Public Resources Code Section 30000 et seq.) is intended to protect the natural and scenic resources of the Coastal Zone. All local governments located wholly or partially within the Coastal Zone are required to prepare an) for those areas of the Coastal Zone within its jurisdiction. The City of Encinitas General Plan includes issues and policies related to California Coastal Act requirements; therefore, the City of Encinitas General Plan also serves as Local Coastal Plan (LCP) Land Use Plan for the City. Goals and policies relevant to the adequate provision of utilities and service systems are listed below.

Land Use Element

Policy 2.10: Development shall not be allowed prematurely, in that access, utilities, and services shall be available prior to allowing the development.

GOAL 4a: **The City of Encinitas will ensure that the rate of residential growth does not create a demand which exceeds the capability of available services and facilities.**

Housing Element Update 2019

In March 2019, the City Council adopted the Housing Element Update (HEU) which provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The purpose of the HEU is to ensure that the City establishes policies, procedures, and incentives to increase the quality and quantity of the housing supply in the City. The HEU includes the 2013-2021 Housing Element Update and a series of discretionary actions to update and implement the City's Housing Element. Relevant policies and goals related to utilities and service systems are provided below:

GOAL 2: **Sound housing will be provided in the City of Encinitas for all persons.**

Policy 2.2: Continue to assess development fees on new residential units adequate to pay for all related local and regional impacts on public facilities.

Policy 2.5: Encourage street planting, landscaping, and undergrounding of utilities.

Integrated Regional Water Management Program for the San Diego Region

The Integrated Regional Water Management (IRWM) program is a local water resources management approach preferred by the Governor, the California Department of Water Resources, and the State Water Resources Control Board. It is aimed at securing long-term water supply reliability in California by first recognizing the interconnectivity of water supplies and the environment, and then pursuing projects yielding multiple benefits for water supplies, water quality, and natural resources.

The San Diego IRWM program is an interdisciplinary effort by water retailers, wastewater agencies, stormwater and flood managers, watershed groups, the business community, tribes, agriculture, and regulatory agencies to coordinate water resource management efforts and to enable the San Diego region to apply for grants tied to DWR's Integrated Regional Water Management program. The Regional Water Management Group, which is the group responsible for administering and implementing the San Diego IRWM program, comprises the San Diego County Water Authority, the City of San Diego, and the County of San Diego. A Regional Advisory Committee serves to shape the IRWM program and upcoming planning and funding applications. Additionally, broad stakeholder outreach engages members of the public and other interested parties in the IRWM planning process.

The Integrated Regional Water Management Plan provides a mechanism for (1) coordinating, refining, and integrating existing planning efforts within a comprehensive, regional context; (2) identifying specific regional and watershed-based priorities for implementation projects; and (3) providing funding support for the plans, programs, projects, and priorities of existing agencies and stakeholders (San Diego Integrated Regional Water Management Group 2019).

San Dieguito Water District Urban Water Management Plan

The SDWD's UWMP (2020) assesses the existing water system conditions and evaluates future anticipated demands. Water agencies throughout the state are required by the California DWR to prepare UWMPs every 5 years in order to show that adequate water supplies are available to meet existing and future water demands. The current UMWP concluded that the overall system is adequately sized to accommodate future buildout under the adopted City of Encinitas General Plan.

San Dieguito Water District Water Systems Master Plan

The SDWD's Water System Master Plan (2022) analyzes the distribution system for reliability, water quality, adequacy of fire flow demands, and storage requirements. The WSMP identifies and prioritizes capital improvement projects in the distribution system. The WSMP identified areas for improvement that were then included in the future planning horizon (year 2040) Capital Improvement Program (CIP). The CIP identifies anticipated pipe condition assessments, pipeline system upsizing and replacement, and improvements for water quality enhancement, among other system management activities.

City of Encinitas Sewer System Management Plan

The City recently updated the Sewer System Management Plan (2019) which was prepared in response to the State Water Resources Control Board's adoption of Order No. 20016-0003-DWQ, relating to the elimination of sanitary sewer overflows. The plan is required to provide response processes for sewer overflow emergencies and to ensure adequate facilities exist to support the City's needs. The plan is required to be updated every 5 years.

City of Encinitas Municipal Code Chapter 23.26 – Water Efficient Landscape Regulations

As required by the Water Conservation in Landscaping Act, the City adopted a landscape water conservation ordinance. Pursuant to the act, this ordinance establishes water use standards for landscaping. Specifically, the requirements of this chapter of the Municipal Code reduce water use associated with irrigation of outdoor landscaping by setting a maximum amount of water to be applied to landscaping and by designing, installing, and maintaining water-efficient landscapes consistent with the water allowance. A project that is subject to this chapter is required to use

recycled water for irrigation. Per state law, an updated Municipal Water Efficient Landscape Ordinance was adopted by the City in 2016.

STANDARDS OF SIGNIFICANCE

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the proposed project would have a significant impact related to utilities and service systems if the project would:

- Require or result in the relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- 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.
- Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

PROJECT IMPACTS AND MITIGATION

UTILITY FACILITIES

Impact 3.14-1	**The project would not 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. Impacts would be less than significant.**

Water

Water service for the project would be provided by the SDWD. Water is sourced from Lake Hodges and the SDCWA. Potable water is treated at the R.E. Badger Filtration Plant located in

Rancho Santa Fe; recycled water is treated and generated at the San Elijo Water Reclamation Facility (City of Encinitas 2016).

Water utilities improvements would include connection to the public water system. The project proposes construction of an 8-inch private water main for fire protection purposes, as well as a 4-inch private water main for domestic water service. Both mains would be constructed as looped systems with the points of connection located off of Plato Place and Piraeus Street. Impacts due to construction of the on-site water system and connections to the existing system are analyzed throughout this EIR.

Estimated average daily water demand for the project is anticipated to be 46.6 gallons per minute (gpm) for domestic service, with maximum daily demand reaching 79.2 gpm. Average fire flow demand is estimated to be 2,500 gpm, with maximum daily water demand and fire flow demand combined reaching 2,579 gpm.

As discussed in the SDWD's (2020) Urban Water Management Plan, the overall system of the SDWD is adequately sized to accommodate buildout under the City's adopted General Plan. The SDWD anticipated an increase of approximately 3,390 residents between 2020 and 2045 (SDWD 2020). As part of the Housing Element Update approval, the project site was designated with an R-30 overlay and allocated between 172 (minimum of 25 dwelling units/acre) and 206 (maximum of 30 dwelling units/acre) residential dwelling units. The project would generate an estimated 374 residents, or approximately 11 percent of SDWD's expected population increase over the long term. As the proposed project is included in the City's HEU, and therefore, is consistent with the General Plan, SDWD is aware of the proposed project and is capable of serving the projected population growth.

In addition, SDWD has completed a *Project Facility Availability Form* which states that the district is expected to be able to serve the project as proposed for the next 5 years (SDWD 2022; see Appendix N). As part of the project approval process, the project applicant would be required to provide on-site water infrastructure and pay appropriate water system capacity fees. Therefore, since SDWD has indicated that it has facilities to serve the project site for the next 5 years, and the proposed project is consistent with the General Plan and accounted for in the General Plan HEU and the associated HEU Environmental Assessment, the project would not require, or result in, the relocation or construction of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant**.

Wastewater

Sewer service to the proposed project would be provided by the Leucadia Wastewater District. As stated, the project site is situated within the boundaries of the LWD's service area.

The existing sewer system in the project vicinity consists of gravity sewer pipelines. The project would construct an 8-inch public sewer main to accommodate wastewater flows generated by the project. The proposed point of connection to the existing public sewer system would occur in Piraeus Street. Table 3.14-4, Sewer Generation Calculations, summarizes the projected average and peak sewer flows for the project.

Table 3.14-4: Sewer Generation Calculations

Land Use	From	To	Units (EDU)	Average Flow Factor (gpd/EDU)	Peak Factor	Peak Sewage Flow (gpd)
Existing Condition						
Residential	MH No. 4	MH No. 3	828	215	3.32	591,026
Residential	MH No.1A	SAXPS	973.5	215	3.32	694,884
Proposed Condition						
Residential	MH No. 4	MH No. 3	977	215	3.50	854,875
Residential	MH No. 1A	SAXPS	1,122.5	215	3.50	844,681.3

Source: PLSA 2022a (see Appendix M).
Notes: SAXPS = Saxony Pump Station; EDU = equivalent dwelling unit; gpd = gallons per day

A *Preliminary Wastewater Report* (PLSA 2022a; Appendix M) was prepared to determine whether the proposed project, in combination with existing and future development, would result in impacts that would require replacement of existing sewer lines. As analyzed therein, under existing plus project conditions, no stretches of existing off-site sewer lines affected by the proposed project would exceed the City's replacement criteria. Calculations performed demonstrate that the proposed development would not negatively impact the existing sewer infrastructure. Existing sewer mains would meet the maximum depth and minimum velocity requirements (PLSA 2022a); refer to Appendix B of Appendix M. All proposed gravity sewers would be designed to convey the peak sewage flow in accordance with LWD Standards and Specifications.

Further, the Saxony Pump Station, which would accommodate wastewater flows from the project site, has sufficient capacity to pump project sewerage flows. The Saxony Pump Station currently has a total wet well storage volume of 26,595 gallons. The station has an average storage time of 140.5 minutes (2.34 hours) in the existing condition; after project implementation, the average storage time would be 130.5 minutes (2.17 hours). The existing

pump station was found to be sufficient to accommodate existing wastewater flows plus those anticipated to be generated by the proposed project (PLSA 2022a).

The LWD has completed a *Project Facility Availability Form* which states that the district is expected to be able to serve the project as proposed for the next 5 years (LWD 2022; see Appendix N). Further, as part of the project approval process, the project applicant would be required to provide on-site sewer infrastructure and pay appropriate sewer system connection fees. The City's Public Works Department's existing requirements would ensure that sewer facilities would be sized appropriately and that the wastewater treatment requirements of the RWQCB would not be exceeded. Therefore, the wastewater generated by the project would not cause the LWD to exceed wastewater treatment requirements of the San Diego RWQCB.

As such, the project would not require, or result in, the relocation or construction of new or expanded wastewater facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant.**

Stormwater

Refer to Section 3.8, Hydrology and Water Quality. Under the proposed condition, runoff from the majority of the site would flow to the proposed on-site storm drain system and be conveyed to the south to a proposed biofiltration basin located adjacent to Plato Place. Once the runoff is treated and stored, it would be discharged into the existing storm drain system near the very southwestern corner of the project site.

Runoff generated from the (generally) northernmost and western portions of the proposed project site would primarily sheet flow west towards Piraeus Street where it would be collected in a concrete ditch and discharged into an existing headwall in proximity to the northwest corner of the proposed project site.

In conformance with the City of Encinitas' stormwater design standards and the multiple separate storm sewer system (MS4) permit, all runoff generated on-site would be conveyed to a proposed biofiltration basin adjacent to Plato Place. The biofiltration basin would be sized for pollution and flow control purposes. Flow rates generated on-site would be controlled via a low-flow orifice consistent with hydromodification program requirements as outlined in the City of Encinitas Best Management Practices (BMP) Manual. In larger storm events, runoff not filtered through the engineered soil would be conveyed via an overflow outlet structure consisting of a 3-foot by 3-foot grate located on top of the outlet structure. Runoff conveyed via the outlet structure would bypass the treatment and flow control BMPs and would be conveyed directly to the proposed storm drain system perpendicular to Piraeus Street.

Therefore, stormwater would be adequately accommodated and treated as proposed with the project as designed. The project would not result in the expansion or need for new stormwater facilities, the construction or relocation of which could cause significant environmental effects and impacts would be **less than significant**.

Electric Power

Refer to Section 3.5, Energy Conservation and Climate Change. San Diego Gas and Electric (SDGE) currently provides electrical service to the project vicinity. Electrical service would be extended within the interior of the site to support the proposed townhomes and amenities. Electrical service connections off-site would be within existing rights-of-way and within future street alignments within the project site, the impacts of which are analyzed in this EIR. Furthermore, the project would install approximately 149 kilowatts (kW) of rooftop solar on-site that would reduce electrical demand (see Section 3.5, Energy Conservation and Climate Change).

Therefore, the project would not result in the expansion or need for new electric power facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant**.

Natural Gas

SDGE currently provides electrical and natural gas services to the project vicinity; the proposed project would similarly be served by SDGE. Per City of Encinitas Ordinance 2021-13, the use of natural gas is prohibited in residential uses, and therefore, the use of natural gas is not proposed. Specifically, Section 100.0, Subpart (e) of the California Energy Code is amended in Section 23.12. 080(D) of the City's Municipal Code to require all newly constructed buildings to meet the requirements of an "All -Electric Building" (no natural gas or propane plumbing installed within the building and no gas meter connection).

Therefore, the project would not result in the expansion or need for new natural gas facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be **less than significant**.

Telecommunication Facilities

The project would include installation of telecommunication facilities for the provision of internet services. Furthermore, project implementation would not interfere with existing telecommunication facilities or future expansion of facilities. The expected population increase in the area would not create a new substantial demand on existing telecommunication services and facilities. Therefore, the project would not result in the expansion of or need for new telecommunication facilities, and a **less than significant** impact would occur as a result.

Mitigation Measures: No mitigation required.

Level of Significance: Less than significant.

WATER SUPPLY

Impact 3.14-2	**The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.**

Water demand generated by the project is estimated to be approximately 46.6 gpm, with an estimated maximum daily demand of approximately 79.2 gpm. The project would implement water conservation measures to reduce potable water use to the extent feasible. The project would meet or exceed the conservation measures mandated by the 2019 California Green Building Standards Code. Additionally, the proposed project would include non-mandatory water conservation measures, such as the installation of insulated hot water pipes, pressure reducing valves, water efficient dishwashers, and dual flush toilets. The project would also use recycled water to irrigate common landscaped areas.

As discussed in the SDWD's UWMP, the district has anticipated a population increase between years 2020 to 2045 of 3,390 residents (SDWD 2020). As the proposed project is considered to be consistent with the City's General Plan and is accounted for in the HEU, and is within the population increase anticipated by the SDWD 2020 UWMP, it is anticipated that the District's existing facilities would be capable of serving the proposed 149 residential townhome units (and amenities).

Additionally, the City's CAP contains water conservation goals measures that aim to reduce water consumption, and thus GHG emissions. The performance metric for CAP Measure WE-1 sets a goal of 5 gallons saved per capita per day. As stated above, the project would install low flow water fixtures (e.g., toilets, faucets) in all of the units, thereby achieving water conservation over the long-term. It is anticipated that such measures would achieve a reduction of 5 gallons of water per person per day, consistent with the performance metric set forth in the CAP.

The Urban Water Management Planning Act requires every urban water supplier to assess the reliability of its water supply for normal, single-dry, and multiple-dry years. Single-dry and multiple-dry year conditions were based on the SDWD's historical water use records.

The SDWD anticipates no reduction of local water supplies for a single or multiple-dry year event. Even during a dry year, it is assumed there would be some rain, and therefore, some refilling of water storage. In an event of a dry year, the SDWD would purchase more water from the SDCWA and utilize their carryover storage supply. The SDWD would also implement water conservation

measures as necessary. If shortages still occur, additional regional shortage management measures, consistent with the Water Authority's Water Shortage and Drought Response Plan, would be taken to fill the supply shortage. As such, the SDWD expects to meet customer demands during a multiple-dry year event (SDWD 2020).

The project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be **less than significant.**

Mitigation Measures: None required.

Level of Significance: Less than significant.

WASTEWATER TREATMENT CAPACITY

Impact 3.14-3	**The project would not result in a determination by the wastewater treatment provider which serves, or may serve, the project that the project has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.**

Refer to Impact 3.14-1. The project site is located in the service area of the Leucadia Wastewater District. The LWD has completed a *Project Facility Availability Form* which states that the district has adequate capacity to serve the project for the next 5 years under existing and anticipated conditions (LWD 2022). The project would not result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the providers' existing commitments. Impacts would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

SOLID WASTE INFRASTRUCTURE CAPACITY

Impact 3.14-4	**The project would not 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. Impacts would be less than significant.**

The project would be served by EDCO Waste and Recycling Services, which operates through an exclusive franchise agreement with the City. Solid waste is collected and taken to a local transfer

station and then to the Otay Landfill in Chula Vista or the Sycamore Landfill in Santee. The Otay Landfill is expected to cease operation February 28, 2030 and is permitted to accept 6,700 tons per day (CalRecycle 2019a). The Sycamore Landfill is expected to cease operation in December 31, 2042 and is permitted to accept 5,000 tons per day (CalRecycle 2019b). Therefore, it is anticipated that these landfills can accommodate solid waste generated by project-related demolition, construction, and operational activities in the foreseeable future.

The City has also adopted a Construction & Demolition Debris (C&D) Ordinance (Chapter 11.22) that helps divert waste from landfills and comply with statewide mandates. Materials subject to the ordinance include, but are not limited to, asphalt, concrete, brick, dirt, rock, lumber, cardboard, metals and any vegetative or other land clearing/landscaping materials. Projects are required to reuse, salvage or recycle 60% of all C&D debris generated from the project.

The project would collect and sort construction waste materials for diversion in order to ensure compliance with statewide mandates. Solid waste from construction activities would be delivered to the two landfills identified above, both of which have capacity to accommodate solid waste from the project.

During project occupancy, the proposed residential uses are expected to contribute additional solid waste to the Otay and Sycamore landfills. The City's CAP sets a goal of reducing greenhouse gas emissions from landfills by implementing a Zero Waste Program that promotes waste prevention, recycling, and diversion of organic waste. The CAP aims to divert 65% of the City's solid waste from the landfill by 2020 and divert 80% of waste by 2030. This would reduce waste generation rates to three pounds (lbs)/person/day by 2030 (City of Encinitas 2020). The project would be required to conform to all applicable state and local regulations pertaining to the reduction and diversion of waste generated as appropriate to assist the City in compliance with this goal.

According to CalRecycle, in 2021, the amount of annual waste generated by the City of Encinitas was estimated to be 5.6 lbs/person/day based on population (CalRecycle 2019c). Under current conditions, there are no residential (or other) uses on-site that generate solid waste. It can therefore be expected that during operation, the 149 proposed residential uses would generate an estimated 834 pounds, or 0.42 tons, of solid waste per day from the on-site residential uses (149 anticipated residents multiplied by 5.6 pounds). Although the project would increase solid waste generated, the estimated 0.42 tons/day of waste above that generated under existing conditions would represent less than 0.0004% of the total regional capacity for the Otay and Sycamore Landfills (total of 11,700 tons per day) (CalRecycle 2019a; 2019b). Therefore, project operations would not have an adverse effect on the operational capacity of the affected landfills over the long-term.

For the reasons stated above, the project would not 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. Impacts would be **less than significant.**

Mitigation Measures: None required.

Level of Significance: Less than significant.

SOLID WASTE REGULATIONS

Impact 3.14-5	**The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be less than significant.**

Refer to Impact 3.14-4, above. The project proposes 149 residential units and other non-residential amenities such as the pool and common open space areas. Solid waste generated would primarily consist of standard organic and inorganic waste normally associated with such uses. The generation of substantial amounts of hazardous waste is not anticipated (refer to Section 3.7, Hazards and Hazardous Materials). As noted above, the site is adequately served by local landfills. The project would comply with all applicable federal, state, and local statutes and regulations related to solid waste handling, transport, and disposal during both construction and long-term operation.

Additionally, per its Climate Action Plan, the City has implemented a Zero Waste Program, which stipulates that by the year 2020, 65 percent of total solid waste generated would be diverted and by the year 2030, 80 percent of total solid waste generated would be diverted. As such, the project would be required to comply with a Source Reduction and Recycling Element (SRRE), which would be submitted to and approved by CalRecycle, for the diversion of solid waste. Compliance with the SRRE would ensure that the project remains in compliance with AB 939 (California Integrated Waste Management Act of 1989; see Regulatory Framework, above).

The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be **less than significant**.

Mitigation Measures: None required.

Level of Significance: Less than significant.

CUMULATIVE IMPACTS

Impact 3.14-6	**The project would not result in a significant cumulative impact related to utilities and service systems. Impacts would be less than cumulatively considerable.**

Geographic Scope

Cumulative projects that would have the potential to be considered in a cumulative context with the project's incremental contribution, and that are included in the analysis of cumulative impacts relative to utilities and services, are identified in Table 3.0-1 and Figure 3.0-1 in Section 3.0, Environmental Analysis, of this EIR. The geographic scope for cumulative impacts to utilities and service systems includes the service areas for the San Dieguito Water District (for water service), Leucadia Wastewater District (for wastewater), San Diego Gas and Electric, and the Otay and Sycamore Landfills. All cumulative projects identified and development of other future land uses in the surrounding area would be subject to the payment of appropriate development impact fees and/or the construction of new or expanded public facilities on a project-by-project basis, and in accordance with applicable local, state, and federal agency requirements, to avoid, reduce, and/or mitigate substantial increases in demand (and significant impacts) on utilities and service systems. Additionally, to be conservative, the cumulative analysis is based on a "worst-case" assumption and therefore also includes the 2019 HEU sites for which an application has not yet been filed with the City, as development of these sites may contribute to certain issue-specific cumulative effects; refer to Tables 3.0-1 and 3.0-2.

Potential Cumulative Impacts

Potential project impacts associated with utilities and service systems would be less than significant, as detailed above. The City's 2016 At Home in Encinitas/Measure T EIR determined that cumulative impacts associated with implementation of the 2016 Housing Element Update would be less than cumulative considerable. The 2016 HEU provided a range of options ranging from 1,853 residential units up to 3,261 residential units. The 2019 HEU anticipated 1,560 residential units, less than the minimum yield under the 2016 HEU and less than half of the maximum yield.

The project site was identified in the HEU and therefore, in combination with existing and reasonably foreseeable future projects that would utilize the same utilities and service systems as the proposed project, such development is not anticipated to overburden the respective wastewater, water, stormwater, natural gas, telecom, and solid waste providers, resulting in the need for upgraded or new facilities, the construction of which could result in significant environmental effects. Additional discussion is provided below.

Water Supply

As discussed under Impact 3.14-1, as the project is consistent with the City's General Plan and is within the population increase anticipated by the SDWD 2020 UWMP, it is anticipated that the District's existing facilities would be capable of serving the proposed 149 residential units proposed with the project. The SDWD's 2020 UWMP demonstrates that the district is planning to meet future and existing demands, which include the demand increment associated with the growth forecast.

The SDWD will incorporate the proposed project and the cumulative projects identified into their water system hydraulic model to determine potential impacts on the existing water system over time. As with the proposed project, the cumulative projects would also be required to receive a will-serve letter from the SDWD as part of the discretionary review process. The will-serve letter would indicate whether the SDWD is expected to be able to serve the project for the next 5 years. If approved, the cumulative projects would also be included within future UWMP updates so their water use would be considered in the evaluation of service provision for future projects. For these reasons, the project is not anticipated to contribute to a significant cumulative impact related to water supply. Cumulative impacts would be less than significant in this regard.

Wastewater

Wastewater agencies anticipated to serve the project are not at capacity and have anticipated population growth in the City of Encinitas. Similar to the proposed project, cumulative projects would receive a completed a *Project Facility Availability Form* which indicates whether the affected service district is expected to be able to serve a new development as proposed for the next 5 years (see Appendix N).

As noted above, under existing plus project conditions, no stretches of existing off-site sewer lines affected by the proposed project would exceed the City's replacement criteria. The project would not negatively impact the existing sewer infrastructure that would serve the subject site, and existing sewer mains would meet the maximum depth and minimum velocity requirements (PLSA 2022a); refer to Appendix B of Appendix M. The Saxony Pump Station, which would accommodate wastewater flows from the project site, has sufficient capacity to pump project sewerage flows (PLSA 2022a). Similarly, future cumulative projects would be required to evaluate the ability of the affected wastewater district to adequately serve proposed development and to identify any required infrastructure improvements.

As part of the discretionary approval process, cumulative projects would be required to provide on-site sewer infrastructure and pay appropriate sewer system connection fees. The City's Public Works Department's existing requirements would ensure that sewer facilities would be sized

appropriately and that wastewater treatment requirements of the RWQCB would not be exceeded. For the reasons stated above, the project is not anticipated to contribute to a significant cumulative impact related to wastewater.

Other Utilities

As noted above, the project would not substantially increase demand for solid waste disposal service. The Otay Landfill and the Sycamore Landfill both have remaining capacity well into the future to accommodate the project and the cumulative projects. All cumulative projects would similarly be required to evaluate potential effects on local landfills and demonstrate that such facilities are available to serve a project on an individual basis, with consideration for landfill capacities at the time when development is proposed. Additionally, both the proposed project and the cumulative projects would be required to conform to applicable regulations for the waste diversion and recycling.

The project is not anticipated to cause a substantial increase in demand for other utilities such as electricity, natural gas, or telecommunications All projects would be required to evaluate the provision of such services on an individual basis and to demonstrate their availability to serve a proposed development, as appropriate. The project's contribution to a cumulative impact would be less than significant in this regard.

Conclusion

The proposed project, in combination with existing and reasonably foreseeable future projects that utilize the same utilities and service systems as the proposed project, is not anticipated to overburden the respective wastewater, water, stormwater, natural gas, telecom, or solid waste providers, resulting in the need for upgraded or new facilities, the construction of which could result in significant environmental effects. Cumulative projects would be required to receive will-serve letters from the appropriate water and wastewater providers to confirm that those agencies are capable of serving the project and would be required to demonstrate adequate solid waste disposal facilities to serve a development. Electricity, natural gas, and telecommunications services would rely on existing infrastructure and therefore, would not require expansion of services that would result in an environmental impact. Therefore, for the reasons stated above, the project would not contribute to a significant cumulative impact related to utilities and service systems. Cumulative impacts would be **less than cumulatively considerable**.

Mitigation Measures: None required.

Level of Significance: Less than cumulatively considerable.

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