

ENVIRONMENTAL CHECKLIST FORM

1. **Project title:** Bolsa Chica Domestic Water Transmission Line and Wastewater Service Project

2. **Lead agency name and address:** California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

3. **Contact person and phone number:** Brad Wetstone
(415) 703-2126

4. **Project location:** The proposed water transmission line is intended to serve the Bolsa Chica Planned Community, a proposed residential development located at the southerly terminus of Bolsa Chica Street in unincorporated territory in western Orange County, California. The underground water line would extend from the Southern California Water Company's existing domestic water system in the City of Cypress to the Bolsa Chica Planned Community site – a total distance of approximately 6.7 miles. The water line would cross through portions of the cities of Cypress, Los Alamitos, Garden Grove, Seal Beach, Westminster, and Huntington Beach before terminating at a planned underground reservoir on the Bolsa Chica Planned Community site. The proposed water line route is more fully described in Section 8 below (Project Description).

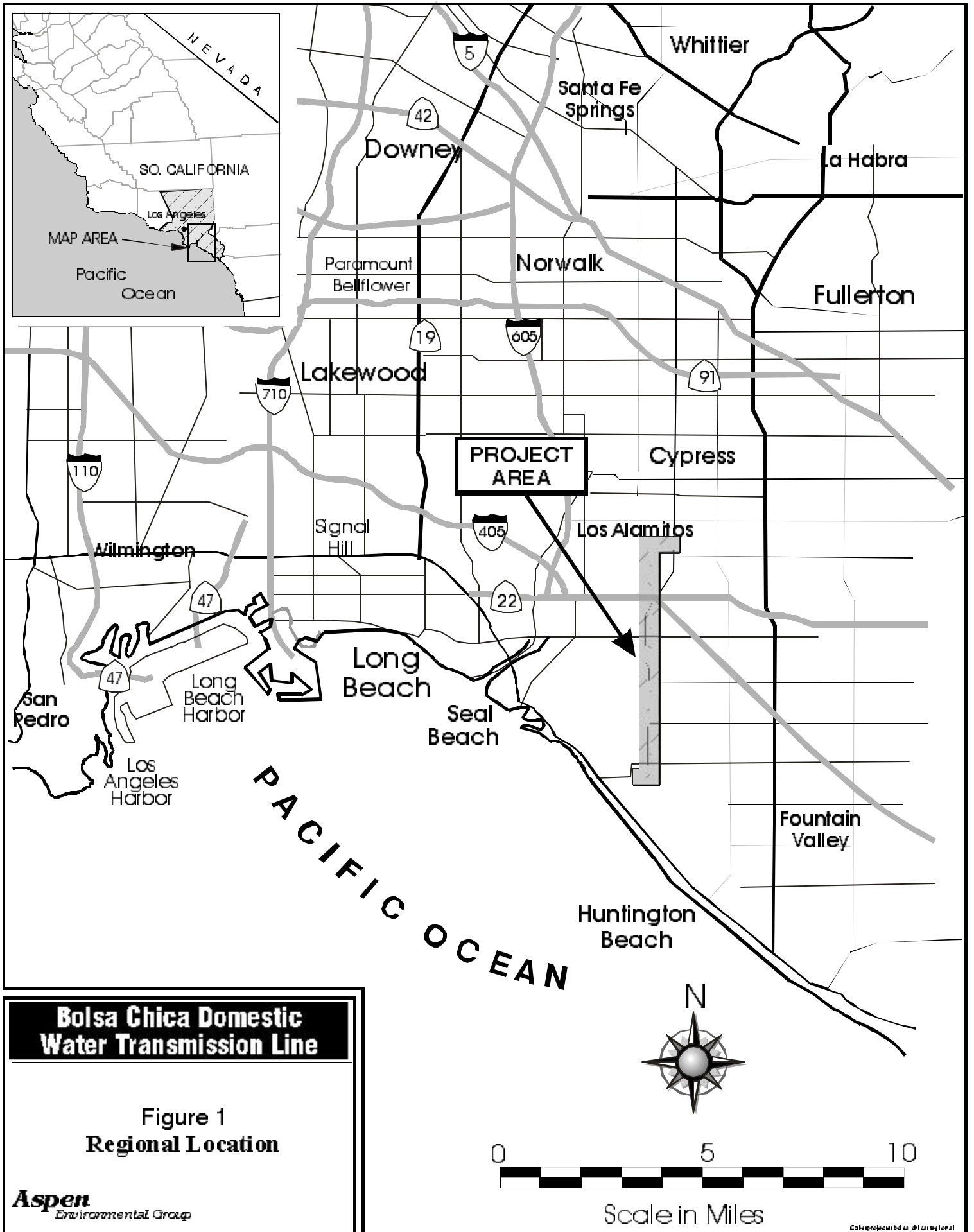
The Bolsa Chica Planned Community site encompasses approximately 230 acres on Bolsa Chica Mesa in Orange County's Bolsa Chica Local Coastal Program (LCP) Area. The development site is located on the south side of Los Patos Avenue between Bolsa Chica Street and the Pacific Coast Highway (Highway 1). The Bolsa Chica Planned Community site is located within the Coastal Zone in unincorporated territory of Orange County. The construction of 1,235 residential dwelling units is currently planned on the site pending approval of a revised coastal development permit.

The locations of the proposed water line and the Bolsa Chica Planned Community site are shown in Figures 1 and 2.

5. **Project sponsor's name and address:** Southern California Water Company
630 East Foothill Boulevard
San Dimas, CA 91773

6. **General plan designation:** General land use designations for properties along the proposed water line route have not yet been identified. The proposed pipeline route passes through several jurisdictions with individual General Plans (i.e., the cities of Cypress, Los Alamitos, Garden Grove, Seal Beach, Westminster, and Huntington Beach, and unincorporated Orange County territory). Existing land uses along the pipeline route include single- and multi-family residential, commercial, light industrial, recreational, and military uses. Existing land use designations presumably correspond to these existing land use types.

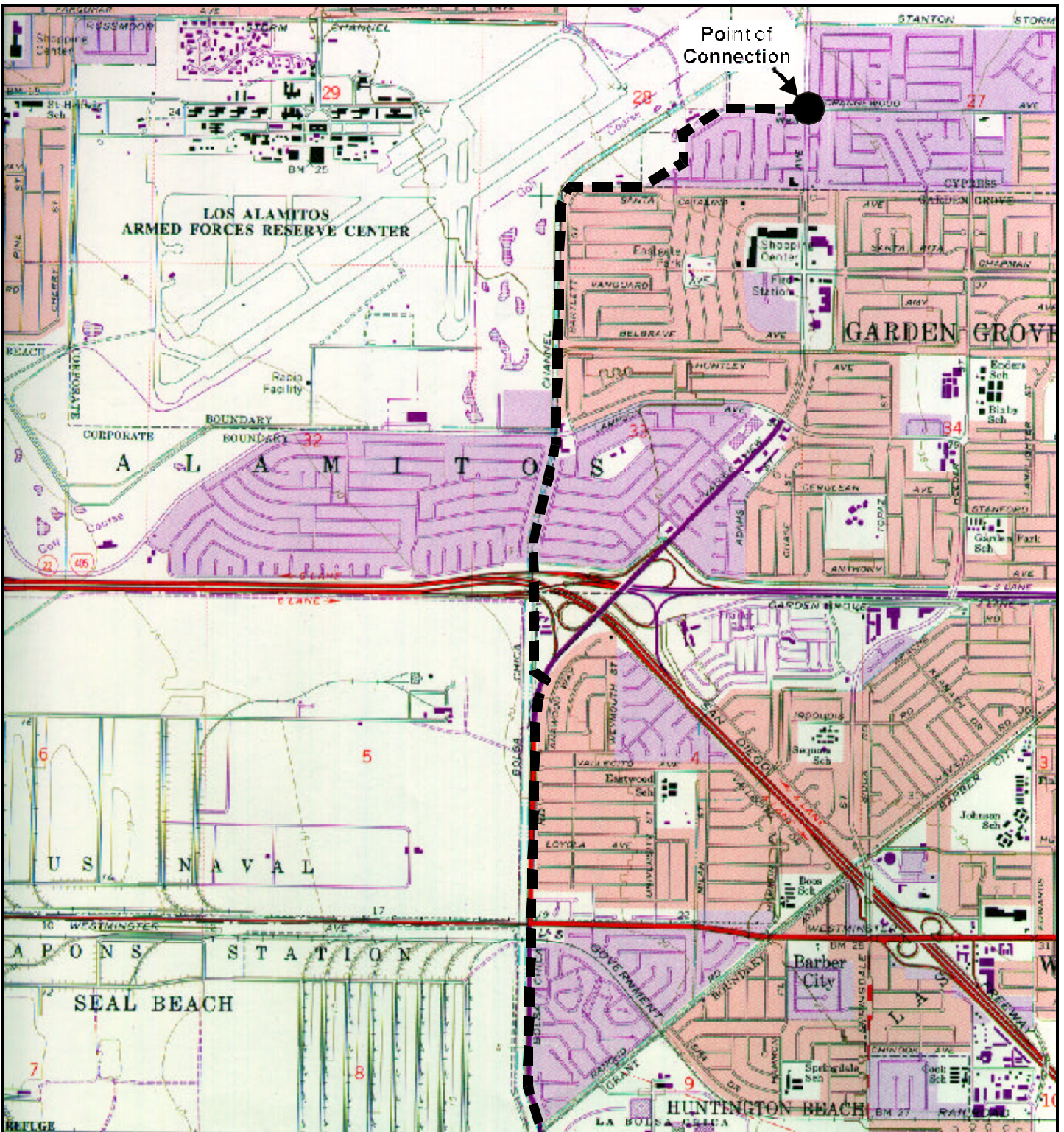
7. **Zoning:** Detailed zoning information for properties along the proposed water line route has not yet been compiled. The proposed pipeline route passes through several jurisdictions with separate zoning codes. Existing land uses along the pipeline route include single- and multi-family residential, commercial, and light industrial. Existing zoning presumably corresponds to these existing land use types. Zoning is not applicable to the military facilities along the proposed pipeline route.



Bolsa Chica Domestic Water Transmission Line

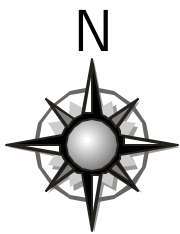
**Figure 1
Regional Location**

Aspen
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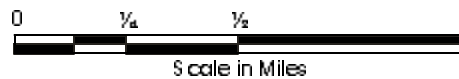


Source: USGS 7.5 Minute Series
 Los Alamitos, CA

(See Figure 2B)



Proposed Pipeline Route



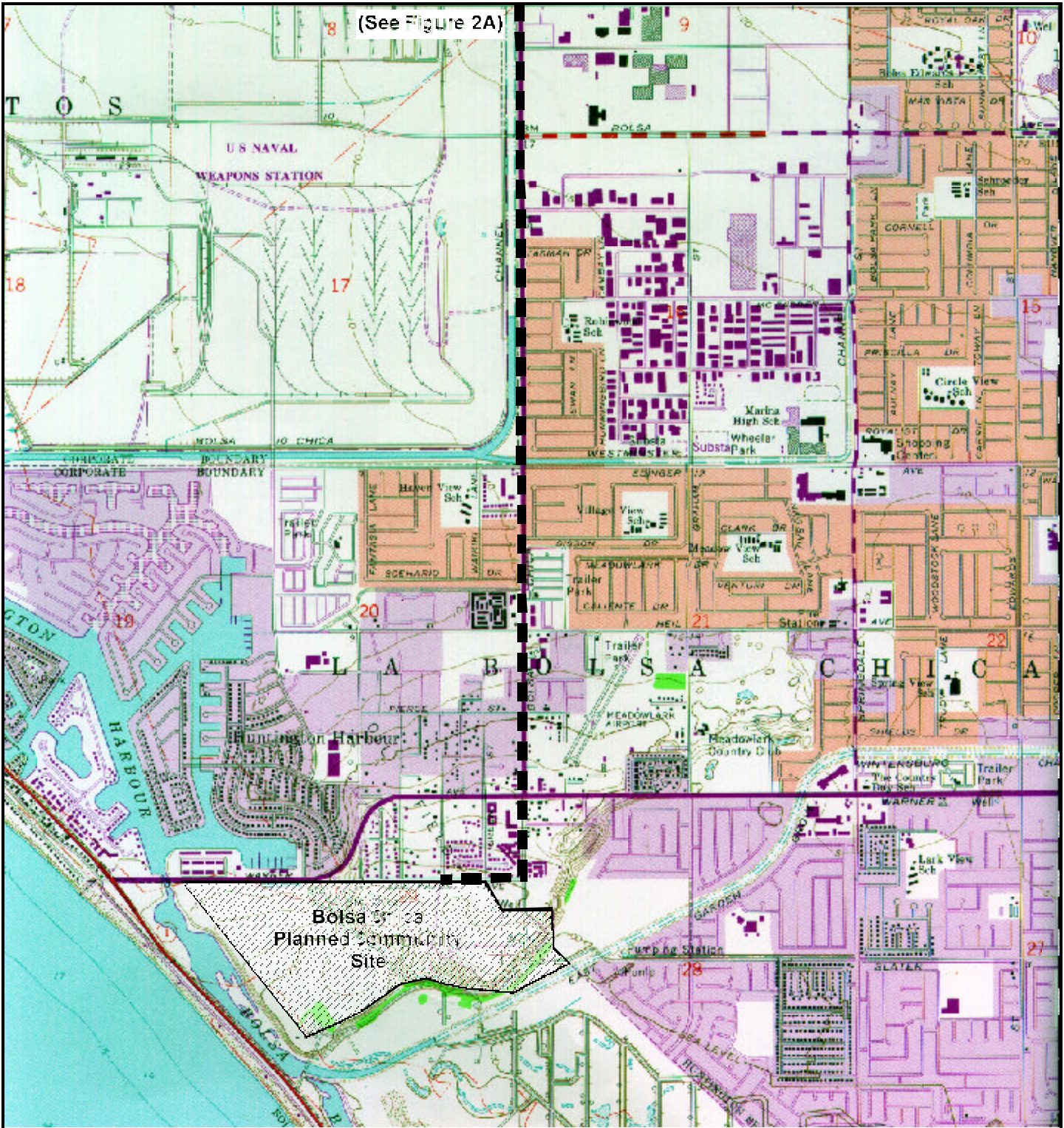
Scale in Miles

**Bolsa Chica Domestic
 Water Transmission Line**

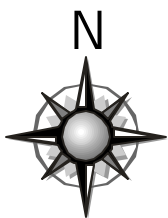
Figure 2A

**Proposed Pipeline Route
 Northern Section**

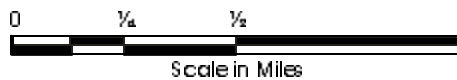
Aspen
 Environmental Group



Source: USGS 7.5 Minute Series
 Seal Beach, CA



Proposed Pipeline Route



Bolsa Chica Domestic Water Transmission Line

Figure 2B

Proposed Pipeline Route Southern Section

Aspen
 Environmental Group

8. Project Description: Southern California Water Company (SCWC) has submitted two applications for Certificates of Public Convenience and Necessity to the California Public Utilities Commission (CPUC). The first application (A.98-11-03) requests approval to extend SCWC’s existing West Orange County System by constructing a 6.7-mile water transmission line to serve a proposed residential development referred to as the Bolsa Chica Planned Community. The second application (A.98-11-015) requests approval for SCWC to operate and maintain a wastewater collection system that would be constructed to serve the Bolsa Chica Planned Community.

A. Domestic Water Transmission Line

The proposed underground water line would originate in the City of Cypress, where it would connect with the Southern California Water Company’s existing West Orange County System. The proposed point of connection to the existing SCWC system is a 12” water main located at the intersection of Orangewood Avenue and Valley View Street. From this point of connection, the pipeline would proceed easterly along Orangewood Avenue for a distance of about 1,250 feet to the Los Alamitos Armed Forces Reserve Center (LAAFRC). Upon entering the LAAFRC property, the pipeline would begin to veer to the southwest and proceed along the edge of the parking lot of the LAAFRC golf course. The pipeline would continue in a southwesterly direction along the golf course’s perimeter maintenance road until reaching the Orange County Flood Control District’s (OCFCD’s) Bolsa Chica Channel, at which point the pipeline would turn south. The pipeline would proceed south in the channel right-of-way eventually exiting the LAAFRC property and crossing beneath Lampson Avenue. The pipeline would continue south in the maintenance road adjacent to the channel for a distance of about 2,800 feet until reaching the junction of the Route 22 and Interstate 405 freeways. The pipeline would then cross beneath the freeways and continue south along Old Bolsa Chica Road. After leaving Old Bolsa Chica Road, the pipeline would proceed south in the northbound lanes of Bolsa Chica Road. The pipeline would remain in Bolsa Chica Road/Street until reaching the Bolsa Chica Planned Community site at the southern terminus of Bolsa Chica Street. The pipeline would then turn west and continue along the northern edge of the Bolsa Chica Planned Community site for a distance of about 1,200 feet where it would discharge into a planned underground reservoir on the Bolsa Chica Planned Community site. The proposed pipeline route is shown in Figures 2A and 2B and detailed in Table 1 below.

TABLE 1

Segment Location	Segment Length	Description	Construction Method
Orangewood Avenue	1,250 linear feet (LF)	City of Cypress, public street right-of-way	Open trench
LAAFRC golf course parking lot and perimeter maintenance road	3,300 LF	LAAFRC right-of-way	Open trench
Bolsa Chica Channel maintenance road	4,100 LF	LAAFRC right-of-way, OCFCD easement, City of Garden Grove and City of Los Alamitos	Open trench
Bolsa Chica Channel maintenance road	2,800 LF	OCFCD right-of-way	Open trench
I-405/SR-22 freeway crossing	520 LF	Caltrans right-of-way, City of Garden Grove and City of Seal Beach	Bore & jack, steel casing
Old Bolsa Chica Road	1,170 LF	City of Seal Beach, public street right-of-way	Open trench
Bolsa Chica Road/Westminster Boulevard intersection	100 LF	City of Westminster, public street right-of-way, 10-20 feet deep	Bore & jack, steel casing
U.S. Navy Railroad crossing	30 LF	U.S. Navy easement, 5 feet deep	Bore & jack, steel casing
Anaheim-Barber City Channel crossing	100 LF	OCFCD right-of-way, connect to existing RCB culvert	Welded steel pipe, concrete encasements at ends of pipe

Segment Location	Segment Length	Description	Construction Method
Bolsa Chica Road from Old Bolsa Chica Road to Rancho Road	7,400 LF	City of Westminster, public street right-of-way, 5 feet deep	Open trench, shoring through intersections
Westminster Channel crossing	100 LF	OCFCD right-of-way, single span support structure	Concrete encasement approaching span abutments, support beam and hangars or truss members
Bolsa Chica Street from Rancho Road to Los Patos Avenue	13,300 LF	City of Huntington Beach, public street right-of-way, 5 feet deep	Open trench, shoring through intersections
Adjacent to Los Patos Avenue	1,200 LF	Private property, 5-10 feet deep	Open trench, shoring, native backfill

The total length of pipeline to be installed would be approximately 35,370 linear feet (6.7 miles). The pipeline would consist of 18" diameter ductile iron pipe buried at a typical depth of 42 inches (3.5 feet) below the ground surface. At utility and storm drain crossings, the pipeline will be laid at depths ranging from five to ten feet. Crossings at major intersections are expected to be 10 to 15 feet in depth. Construction easements in OCFCD right-of-way are anticipated to be 20 feet wide and consist of a trench approximately four feet wide and a 16-foot wide work area. Construction easements will not be required for construction within public street rights-of-way.

B. Pipeline Construction

The Applicant has divided the pipeline into three segments and proposes to construct all three segments concurrently. Segment 1 extends from the Bolsa Chica Planned Community site north along Bolsa Chica Street to the Rancho Road intersection. Rancho Road is the boundary between Huntington Beach and Westminster. Segment 2 extends from Rancho Road to a point just north of Lampson Avenue, and includes the undercrossing of the I-405 and Route 22 freeways. Segment 3 extends from the north side of Lampson Avenue to the point of connection with SCWC's West Orange County System at the northeast corner of Orangewood Avenue and Valley View Street. Construction of the pipeline would occur Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m.

The majority of the pipeline would be installed using open trench construction. Open trench construction methods are typically used to install pipeline from the ground or street surface. The installation consists of trenching, shoring of the trench, laying the pipe, backfilling the trench, compacting the fill, and restoring the ground surface. A typical trench would be approximately three feet wide and may be either sloped back or shored vertically. Trenching depths would range from approximately 5 feet to 15 feet below the ground surface. The length of open trench during construction would typically be equivalent to a single day's installation of pipe (estimated at about 100 feet per day along each construction spread).

At certain locations, a construction method referred to as boring and jacking is proposed to install the pipeline beneath existing facilities/structures without trenching. Boring and jacking, or pipe jacking, is a method that utilizes a horizontal jack to install pipe in a single pass. A hydraulic jack pushes the pipe segment by segment through the soil from a jacking pit to a receiving pit. Soil is excavated mechanically or manually at the pipe's leading edge. Pipe jacking is normally used for relatively short tunneling installations because friction resistance increases with length and only very gentle curves can be negotiated. For the proposed water transmission line, boring and jacking is proposed at three locations:

- The U.S. Naval Weapons Station rail tracks crossing of Bolsa Chica Street just south of Westminster Boulevard

- The intersection of Bolsa Chica Road and Westminster Boulevard
- The crossing of the I-405/SR-22 freeway interchange

Special construction methods would be required at two flood control channel crossings. At the Westminster Channel crossing just north of Edinger Avenue, a single span support structure would be constructed to eliminate the need for an intermediate support (such as pilings) within the hydraulic cross section of the channel. At the Anaheim-Barber City Channel crossing just north of Rancho Road, the pipeline would be supported by connections to the upstream end of the existing reinforced concrete box culvert under Bolsa Chica Street.

C. Bolsa Chica Planned Community Water and Wastewater Facilities

Planned water facilities on the Bolsa Chica Planned Community site include a 4 million gallon underground water storage reservoir, a groundwater well with wellhead treatment facilities, a distribution pump station, and a backbone water distribution system. These on-site facilities were previously examined in the Program EIR for the Bolsa Chica Local Coastal Program (LCP). The proposed 6.7-mile domestic water transmission line has not been examined in any previous environmental documents relating to the Bolsa Chica Planned Community.

An on-site sewage collection system is planned to serve the Bolsa Chica Planned Community, including local sewage collector lines, a sewage lift station, and a force main required to connect to the facilities of the County Sanitation Districts of Orange County (CSDOC). The on-site wastewater facilities were previously examined in the Program EIR for the Bolsa Chica LCP. All sewage generated by the development will flow by gravity to the proposed sewage lift station where it will be pumped to an existing CSDOC 21-inch trunk sewer located in Los Patos Avenue. CSDOC will provide sewage treatment and disposal services for the Bolsa Chica Planned Community. SCWC would operate and maintain the on-site wastewater collection facilities.

9. Surrounding Land Uses and Setting:

The proposed water transmission line would be located largely within the rights-of-way of public streets and flood control facilities in an urbanized area of western Orange County. The areas adjacent to the proposed pipeline route include properties developed with residential, commercial, light industrial, recreational, and military uses. Residential uses generally occur on the easterly side of the route from the SCWC point of connection to the southern boundary of the LAAFRC and on both sides of the route from Lampson Avenue to the I-405/SR-22 freeway crossing. Residential uses also occur on the east side of the route from the freeway south to Rancho Road and between approximately McFadden Avenue to Edinger Avenue, and on both sides of the route between Edinger Avenue and the southern terminus of the route. Commercial uses are concentrated at major intersections, including the intersections of Bolsa Chica Road/Street with: Warner Avenue, Heil Avenue, Edinger Avenue, and Bolsa Avenue. Light industrial uses occur at the northern end of the route along the north side of Oranewood Avenue, and on the east side of Bolsa Chica Road in the vicinity of Bolsa Avenue.

The proposed pipeline route would run adjacent to two major military installations – the Los Alamitos Armed Forces Reserve Center at the northern end of the route, and the Seal Beach Naval Weapons Station on the west side of Bolsa Chica Road between the I-405/SR-22 freeway and Edinger Avenue. The pipeline would cross a portion of the LAAFRC property and run along the edge of the facility's golf course. The pipeline would not cross the property of the Seal Beach Naval Weapons Station.

Geographically, the proposed water transmission line route is located on a marine terrace near the Orange County coast. The Bolsa Chica Planned Community, at the southern end of the proposed water line, is located on a mesa adjacent to a lowland area consisting of a tidal salt marsh referred to as the Bolsa Chica Wetlands. A portion of this marsh is contained in a 306-acre State Ecological Reserve. The California State Lands Commission has purchased an additional 880 acres of wetlands and a multi-agency effort is underway to formulate a restoration plan for the Bolsa Chica Wetlands. Much of the wetlands have been degraded by development, including active oil and gas production. The wetlands will eventually be restored to a full tidal salt marsh with seasonal ponds; however, restoration of a portion of the area must wait until active oil and gas production facilities are decommissioned over the next 15 to 25 years.

10. Other public agencies whose approval is required:

California Department of Transportation:	Encroachment Permit Utility Agreement Temporary Construction Permit
California Department of Health Services:	Compliance with design requirements for domestic water line crossing sewer facilities
Regional Water Quality Control Board:	National Pollution Discharge Elimination System (NPDES) Storm Water Permit NPDES Construction Permit
Cal OSHA, Division of Industrial Safety:	Excavation and Shoring Regulations
Los Alamitos Armed Forces Reserve Center:	Construction Easement Permanent Use Easement
Orange County Flood Control District:	Construction Easement Permanent Use Easement
Orange County:	Coastal Development Permit
City of Huntington Beach:	Construction Permit Franchise License Agreement Coastal Development Permit
City Westminster:	Construction Permit Franchise Agreement
City of Seal Beach:	Construction Permit
City of Cypress:	Construction Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---------------------------------|--------------------------------------|----------------------------|
| 9 Aesthetics | 9 Agricultural Resources | : Air Quality |
| 9 Biological Resources | : Cultural Resources | : Geology / Soils |
| : Hazards & Hazardous Materials | : Hydrology / Water Quality | 9 Land Use / Planning |
| 9 Mineral Resources | : Noise | 9 Population / Housing |
| : Public Services | 9 Recreation | : Transportation / Traffic |
| : Utilities / Service Systems | : Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this initial evaluation:

- 9 I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 9 I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- . I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 9 I find that the Proposed Project MAY have a “potentially significant impact” or “potentially significant impact unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- 9 I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature: _____

Date: _____

Printed Name: _____

For: _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

I. AESTHETICS. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	9	9	:	9
b) Damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	9	9	9	:
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	9	9	:	9
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area?	9	9	9	:

Explanation:

- a) **Less-than-Significant Impact.** The proposed water line will be located underground and there will be little visible evidence of its existence after its construction. During construction, pipeline construction will be highly visible along most segments, but these effects will be temporary and will have no lasting effect on any scenic vista.
- b) **No Impact.** At this time, no scenic resources have been identified along the pipeline route. Because the pipeline will be primarily located in public roadways and maintenance roads, the project has very little potential to adversely affect a scenic resource.
- c) **Less-than-Significant Impact.** Because the proposed water line will be located underground, there is little possibility for a substantial degradation of the visual quality of the area. However, during project construction, the visual character of the immediate area may be considered degraded due to the presence of construction equipment, construction barriers, and open trench. Any such visual degradation will cease after construction has been completed and ground surfaces have been repaired/restored.
- d) **No Impact.** There are no light sources associated with the proposed pipeline. Pipeline construction will only occur during daylight hours and, therefore, no nighttime illumination will be associated with construction activities.

II. AGRICULTURAL RESOURCES. <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of statewide Importance (Farmland) to non-agricultural use?	9	9	9	:
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	9	9	9	:
c) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?	9	9	9	:

Explanation:

- a) **No Impact.** The pipeline will be located in public roadways, maintenance roads, or along the sides of existing roads; therefore, no farmland will be directly affected by project construction or operation. Some row crops are cultivated on the nearby Seal Beach Naval Weapons Station, but these agricultural operations should not be affected by the proposed project.
- b) **No Impact.** See the preceding explanation (IIa). The agricultural operations on the Seal Beach Naval Weapons Station would not be subject to Williamson Act contracts because they are located on a federal facility.

- c) **No Impact.** The project does not involve changes that could conceivably result in the conversion of farmland to non-agricultural use.

III. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	9	9	:	9
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?	:	9	9	9
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	:	9	9	9
d) Create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide)?	9	9	:	9
e) Expose sensitive receptor to substantial pollutant concentrations?	:	9	9	9
f) Create objectionable odors affecting a substantial number of people?	9	9	:	9

Explanation:

- a) **Less-than-Significant Impact.** The emissions associated with construction and operation of the proposed project have little potential to obstruct the implementation of the South Coast Air Quality Management Plan (SCAQMP) or Congestion Management Plan (CMP). The EIR will evaluate whether the proposed project conforms with the requirements in the SCAQMP and the CMP.
- b) **Potentially Significant Impact.** Implementation of the proposed project could result in short-term construction-related air quality impacts. Temporary construction emissions would result from the operation of heavy-duty construction equipment during pipeline installation operations and transportation of debris and excavated material to off-site disposal locations. With regard to operations, it is anticipated that project emissions would be negligible. The EIR will evaluate whether emissions associated with project construction and or operations would cause, or contribute substantially to, a new air quality violation of an ambient air quality standard.
- c) **Potentially Significant Impact.** As described above (IIIa), the net construction and operational emissions associated with the project will be evaluated in the EIR to determine whether the emissions would cause any significant impacts.
- d) **Less-than-Significant Impact.** Neither the construction nor operation of the proposed project is expected to create or contribute to a non-stationary source "hot spot". In the EIR, the emission concentrations from non-stationary sources (e.g., equipment and material haul trips) will be quantified and compared to appropriate South Coast Air Quality Management District (SCAQMD) significance criteria or emission thresholds.
- e) **Potentially Significant Impact.** The emissions associated with construction may cause significant emission levels near sensitive receptors. The potential construction impacts to sensitive receptors will be addressed in the EIR.
- f) **Less-than-Significant Impact.** Diesel emissions from construction equipment may create objectionable odors. These odors would be temporary and would not affect a substantial number of people.

IV. BIOLOGICAL RESOURCES. Would the project:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Adversely impact, either directly or indirectly or through habitat modification any endangered, threatened or rare species as listed in Title 14 of the California Code of Regulations (sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (section 17.11 or 17.12)?	9	9	:	9
b) Have a substantial adverse impact, either directly or indirectly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	9	9	:	9
c) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	9	9	:	9
d) Adversely impact federally protected wetlands, (including, but not limited to, marsh, vernal pool, coastal, etc) either individually or in combination with known probable impacts of the activities through direct removal, filling, hydrological interruption, or other means?	9	9	:	9
e) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	9	9	:	9
f) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	9	9	9	:
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	9	9	9	:

Explanation:

- a) **Less-than-Significant Impact.** The majority of the pipeline route would be located in paved roadways where no vegetation exists, precluding the existence of a sensitive species. The nearly continuous urban development along the route has displaced any natural habitat capable of supporting endangered, threatened, or rare species. Habitat that does support sensitive species exists along the southern edge of Bolsa Chica Mesa; however, this is approximately 1,500 feet away from any construction activities associated with the proposed pipeline.

The banks of the three waterways (Bolsa Chica Channel, Anaheim-Barber City Channel, and Westminster Channel) potentially affected by the proposed project are either encased in cement or have been covered in rip-rap and support little vegetation. In the case of the Bolsa Chica Channel, herbicide is regularly applied to eliminate vegetation on the top and sides of the channel. Although the route is within the range of several sensitive species (e.g., arroyo southwestern toad [*Bufo microscaphus californicus*] and California red-legged frog [*Rana aurora draytonii*]), the area lacks one or more of the essential habitat components for these species to exist. Other species, such as the southwestern pond turtle [*Clemmys marmorata pallida*], are potentially extirpated from Bolsa Chica. Therefore, until additional surveys can confirm that sensitive species or their habitat exists, the potential for significant impacts to sensitive species is minimal.

- b) **Less-than-Significant Impact.** Past urban development along the proposed water line route has displaced the natural habitat capable of supporting species identified as candidate, sensitive, or special status (see discussion IVa above). Therefore, until additional surveys can confirm that sensitive habitat exists, the potential for significant impacts to sensitive species is minimal.
- c) **Less-than-Significant Impact.** Urban encroachment and the channelization of waterways in the project area have eliminated virtually all riparian habitat along the route of the proposed pipeline, and no other sensitive natural community has been identified in the immediate area.

- d) **Less-than-Significant Impact.** The pipeline would cross Anahiem-Barber City Channel and Westminister Channel using techniques that will not interrupt the hydrologic flow of either channel (see Project Description). No wetland habitat is known to exist near these channels, however a query of the Waters of the U.S. database should be performed to confirm this observation. No potential impacts to wetlands are anticipated from the construction and operation of this proposed project.
- e) **Less-than-Significant Impact.** Some wildlife may be temporarily disturbed during construction of the water transmission line within the Bolsa Chica Channel maintenance road (north of the I-405 freeway to the Los Alamitos Armed Forces Reserve golf course; 1.1 miles). This area is somewhat isolated from continuous street noise and the channel provides a perennial source of water. As a result, the area may attract migratory and resident water-dependent species such as mallard (*Anas platyrhynchos*), cattle egret (*Bubulcus ibis*), and American coot (*Fulica americana*) which are protected under the Migratory Bird Act. Water-dependent bird species would be expected use this area and other channels along the pipeline route for resting and opportunistic foraging, but these areas are not expected to be utilized for breeding habitat and are not important components of migratory corridors.
- Pipeline construction is expected to have a limited amount of open trench (the current assumption is 100 feet) at any one time, so it is unlikely to have a barricade effect on terrestrial wildlife movement. Other suitable sites are available for species to use during the construction phase of the project, and the project does not permanently remove any suitable breeding habitat.
- f) **No Impact.** The lack of natural habitat in the project area precludes conflicts with ordinances for the protection of biological resources. No conflicts are expected.
- g) **No Impact.** This portion of Orange County is not located within the boundaries of the Southern Coastal Sage Scrub Natural Conservation Community Planning (NCCP) Region. No other Region has been established at this time. No local or regional habitat conservation plan has been identified for this area, although further queries with the cities crossed by the water transmission line, with regard to their future habitat conservation planning, should be pursued. Conflicts are unlikely since the project area does not contain significant natural resources.

V. CULTURAL RESOURCES. <i>Would the project:</i>		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a)	Cause a substantial adverse change in the significance of a historical resource which is either listed or eligible for listing on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic resources?	:	9	9	9
b)	Cause a substantial adverse change in the significance of unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special or particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	:	9	9	9
c)	Disturb or destroy a unique paleontological resource or site?	9	9	:	9
d)	Disturb any human remains, including those interred outside of formal cemeteries?	:	9	9	9

Explanation:

- a) **Potentially Significant Impact.** The project area is known to have been extensively used during the historic period (defined as at least 50 years ago), especially during the World War II period with the development of bunkers and naval facilities on Bolsa Chica Mesa. The Bolsa Chica Mesa Bunkers have been listed on the National Register of

Historic Places and it is possible that other World War II related features may still be present in the general vicinity. In addition, Bolsa Chica Road (including the "Old Road") is a route that appears on historic government maps (USGS 15' maps that are at least 50 years old), suggesting the possibility of historic resources along the pipeline route. Although the roadway and adjacent properties have been substantially altered by development, it is possible that historic resources still exist along the route.

According to a records search conducted through the South Central Coastal Information Center, no other historic resources have been identified within the project area to date. However, much of the proposed pipeline right-of-way has not been investigated for historic resources. Because previously unidentified historical resources may exist in the project area, further investigation of historical resources will need to be undertaken in the EIR.

- b) **Potentially Significant Impact.** The proposed pipeline route and underground reservoir site are located in an extremely sensitive area for prehistoric resources. A complex of archaeological sites has been identified on Bolsa Chica Mesa and other, less known, sites have been identified throughout southern Huntington Beach and Seal Beach to attest to the extent of prehistoric activities in the area.

The proposed pipeline would pass through a recorded archaeological site on Bolsa Chica Mesa. This site (designated CA-ORA-83 and referred to as the Cogged Stone Site) has been determined to be eligible for inclusion in the National Register of Historic Places due to its potential to yield data available only through additional archaeological research. Because a substantial amount of research has already been conducted at the Cogged Stone Site, it is possible that further archaeological investigation will not be warranted. However, it is not possible to reach any conclusions about the site at this time because the results of recent investigations conducted for the Bolsa Chica Planned Community project have not yet been reported to the regional archaeological information center and, therefore, are not available for review. In addition, the required concurrence from the Office of Historic Preservation regarding the adequacy of the site testing that has been conducted and the mitigation plan for the site has not yet been obtained. Therefore, further investigation of the Cogged Stone Site may be warranted in the EIR.

- c) **Potentially Significant Impact.** To date, the California coast has been considered sensitive for paleontological resources. The Bolsa Chica Mesa area (and surrounding properties) reflect this same level of sensitivity. The proposed project would involve excavation for the proposed underground reservoir and trenching for the proposed water transmission line. Such excavations could disturb previously unidentified fossil deposits. Therefore, an evaluation of the potential for existence of paleontological resources will need to be undertaken in the EIR.
- d) **Potentially Significant Impact.** Human remains have been identified within deposits recovered from Bolsa Chica Mesa. The extent of human remains is unknown and, therefore, there is a potential to uncover additional remains within the Bolsa Chica Mesa area. Previous development and other disturbances along the proposed pipeline route and underground reservoir site do not preclude the potential for additional remains to be discovered. The potential for the discovery of additional remains during project construction will need to be examined in the EIR.

VI. GEOLOGY AND SOILS. <i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	9	9	:	9
ii) Strong seismic ground shaking?	:	9	9	9
iii) Seismic-related ground failure, including liquefaction?	:	9	9	9

VI. GEOLOGY AND SOILS. Would the project:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
iv) Inundation by seiche, tsunami, or mudflow?	9	9	9	:
v) Landslides?	9	9	9	:
vi) Flooding, including flooding as a result of the failure of a levee or dam?	9	9	9	:
vii) Wildland fires, including where wildlands are adjacent to urbanized areas and where residences are intermixed with wildlands?	9	9	9	:
b) Would the project result in substantial soil erosion or loss of topsoil?	9	9	9	:
c) Would the project result in the loss of a unique geologic feature?	9	9	9	:
d) Is the project located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	9	9	:	9
e) Is the project located on expansive soil creating substantial risks to life or property?	:	9	9	9
f) Where the sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?	9	9	9	:

Explanation:

- a) i **Less-than-Significant Impact.** Although the proposed pipeline alignment does not cross a zoned fault, the southern end of the alignment does cross the Bolsa-Fairview Fault. The Bolsa-Fairview Fault is a potentially active strand of the Newport-Inglewood Fault Zone.
- ii **Potentially Significant Impact.** The proposed pipeline alignment is located less than a half-mile from the active Newport-Inglewood Fault trace, which is capable of producing large earthquakes. This issue needs to be further analyzed in the EIR.
- iii **Potentially Significant Impact.** The proposed pipeline alignment is located in a seismically active area with shallow groundwater and potentially liquefiable soil. This issue needs to be further analyzed in the EIR.
- iv **No Impact.** These events have a small likelihood of occurrence and would not affect the proposed project.
- v **No Impact.** The project area has low topographic relief and therefore is not prone to landslides.
- vi **No Impact.** Due to the nature of the project, it would not have any potential to result in flooding hazards.
- vii **No Impact.** No known wildlands are present in the project area. Vacant or underutilized property in the vicinity is not considered a wildfire threat.
- b) **No Impact.** Because the proposed project consists primarily of buried water facilities in established right-of-ways, there is little likelihood for serious erosion problems. However, soils disturbed during construction could be entrained in surface runoff if construction occurs during the rainy season (see VIIIa).
- c) **No Impact.** No unique geologic features are known to exist along the proposed pipeline alignment.
- d) **Less-than-Significant Impact.** There is a possibility that potential future leakage from the pipeline could raise local groundwater levels and increase the potential for subsidence or liquefaction of the surrounding soil/strata. However, a substantial volume of water would have to leak from the pipe to cause any significant change in local groundwater

levels. The likelihood of an ongoing, undetected leak of this size is small and the potential for a significant increase in subsidence or liquefaction hazard is remote.

- e) **Potentially Significant Impact.** There is no available data regarding the expansive properties of the soils along the proposed pipeline alignment. Soil properties should be determined and mitigated during design. This issue needs to be further analyzed in the EIR.
- f) **No Impact.** Not applicable to this project.

VII. HAZARDS & HAZARDOUS MATERIALS. Would the project:	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	:	9	9	9
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	9	9	9	:
c) Reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	9	9	:	9
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	:	9	9	9
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	9	9	9	:
f) For a project within the vicinity of a private airstrip, would the project result in safety hazard for people residing or working in the project area?	9	9	9	:
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	:	9	9	9
h) Expose people or structures to the risk of loss, injury, or death involving wildland fires, including where wildland are adjacent to urbanized areas or where residences are intermixed with wildlands?	9	9	9	:

Explanation:

- a) **Potentially Significant Impact.** During excavation for construction, there is the potential for encountering previously unknown contaminated soils that will need to be transported from the site and disposed of accordingly. This issue needs to be further analyzed in the EIR.
- b) **No Impact.** The proposed project would not create a significant hazard to the public or the environment since the pipeline would not be used to transport any hazardous substances and no significant amount of any hazardous substance would be used in the construction or operation of the pipeline.
- c) **Less-than-Significant Impact.** Neither the construction nor operation of the proposed pipeline is expected to involve the release of hazardous materials, substances, or waste. However, there is a potential that the conditions described above (VIIa) could be encountered along the proposed pipeline route. The location of all schools relative to the pipeline route will need to be researched in the EIR.
- d) **Potentially Significant Impact.** The locations of known or suspected hazardous materials sites relative to the proposed pipeline alignment have not been identified. The locations of known or suspected hazardous materials sites will be investigated in the EIR.

- e) **No Impact.** The project site is not located within two miles of a public airport. However, the airfield at the Los Alamitos Armed Forces Center is located near the northern end of the proposed pipeline route (see XIe).
- f) **No Impact.** The project site is not located in the vicinity of a private airstrip.
- g) **Potentially Significant Impact.** Because pipeline construction would occur partially in public roadways and occupy travel lanes, there is a potential for emergency access to be temporarily hindered by pipeline construction (see XIIIa and XIIIb).
- h) **No Impact.** No wildlands are present in the project area. Vacant or underutilized property in the vicinity is not considered a wildfire threat.

VIII. HYDROLOGY & WATER QUALITY. <i>Would the project:</i>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?	:	9	9	9
b) Substantially deplete groundwater supplies or interfere substantially with groundwater discharge such that there would be a net deficit in the aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	9	9	:	9
c) Substantially alter the existing drainage pattern of the site area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?	:	9	9	9
d) Substantially alter the existing drainage pattern of the site area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	9	9	9	:
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?	9	9	9	:
f) Place housing within a 100-year flood plain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other hazard delineation map?	9	9	9	:
g) Place within a 100-year flood plain structures which would impede or redirect flood flows?	9	9	9	:

Explanation:

- a) **Potentially Significant Impact.** It is possible that soil temporarily exposed and stockpiled during pipeline construction could be transported to nearby storm drains and channels by surface water runoff if construction occurs during the rainy season. Because a portion of the proposed pipeline route is located adjacent to the Bolsa Chica Channel, there is a greater potential for runoff and exposed soils from the construction area to enter the channel than if construction occurred further away from the channel. Special precautions will need to be taken to minimize the amount of exposed soils or pollutants (e.g., fuel or oil from construction equipment) entering the channel. It is also possible that shallow groundwater could be encountered during trenching and other excavation. If this occurs, trenches would need to be dewatered through discharges to the Bolsa Chica Channel under a National Pollution Discharge Elimination System (NPDES) permit. In accordance with NPDES General Construction Activity Storm Water Permit requirements, a Storm Water Pollution Prevention Plan (SWPPP) outlining Best Management Practices to minimize water pollution from construction activities will need to be prepared by the construction contractor. Potential impacts associated with the construction of the proposed project will be evaluated in the EIR.
- a) **Less-than-Significant Impact.** Shallow groundwater may be encountered during pipeline trenching or excavation for the on-site water storage reservoir. Groundwater encountered at shallow depths in this area is not used for domestic,

potable, or beneficial purposes and is not considered part of the area's principal groundwater basin. Groundwater at the Bolsa Chica Planned Community site was observed at 12 to 30 feet below ground surface in exploratory borings performed for geotechnical investigations. If groundwater is encountered during excavation activities, it will be extracted by pumping or dewatering and then discharged to nearby drainage channels under an NPDES permit. The quantity and quality of groundwater that would be extracted and discharged is not expected to result in a depletion of groundwater supplies and should have no effect on groundwater discharge.

A deep groundwater well is planned for the Bolsa Chica Planned Community site to supplement water to be supplied by the proposed domestic water transmission line. In addition, a portion of the water to be delivered to the Bolsa Chica Planned Community site via the proposed pipeline will be supplied from groundwater extracted from the Santa Ana River Groundwater Basin. The EIR will investigate the status of these groundwater basins and the availability of supplies to support future growth.

- c) **Potentially Significant Impact.** During pipeline construction, local drainage patterns could be temporarily altered by spoil piles and trenches. This is considered a temporary, localized effect that is not expected to result in any significant amount of erosion or siltation. However, as described above (VIIIa), soils temporarily disturbed by construction could be transported to nearby storm drains and channels by surface water runoff. Best Management Practices will need to be implemented to reduce the transport of soils from the construction site. Potential impacts associated with the construction of the proposed project will be evaluated in the EIR.
- d) **No Impact.** See preceding explanation (VIIIc). The rate and amount of surface water runoff would not be increased by the proposed project. The project would not result in an increase in impervious surface area and therefore would not result in an increase in surface runoff in a manner that would result in flooding.
- e) **No Impact.** The proposed pipeline would not result in an increase in the amount of surface water runoff (see VIIId above) and therefore would not have an adverse effect on the capacity of the area's stormwater drainage system.
- f) **No Impact.** The project does not involve the construction of housing and the project is not located in a 100-year flood plain. Although the Bolsa Chica Planned Community to be served by the proposed water line does involve the construction of housing, it is not a component of the proposed project. The Bolsa Chica Planned Community project has already received CEQA environmental clearance and project approval (although the project's Coastal Development Permit is currently undergoing revision).
- g) **No Impact.** According to the Federal Emergency Management Agency's flood insurance rate maps, neither the pipeline nor the on-site water distribution facilities would be located in a 100-year flood plain.

IX. LAND USE AND PLANNING. <i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	9	9	9	:
b) Conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)?	9	9	9	:
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	9	9	9	:

Explanation:

- a) **No Impact.** Since the proposed water transmission line will be located underground, it will not serve to physically divide the established communities in the area.
- b) **No Impact.** At this time, the proposed project is not known to conflict with any plans, policies, or regulations of agencies with jurisdiction over the project. Responsible agencies may identify possible conflicts with local plans, policies, and regulations during the scoping and Notice of Preparation process.

- c) **No Impact.** There is no habitat conservation plan or natural communities conservation plan in place for the project area. A restoration plan is being formulated for the nearby Bolsa Chica Wetlands, but the specific components of this plan have not been finalized. At this time, no conflicts with this plan are anticipated.

X. MINERAL RESOURCES. <i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be valuable to the region and the residents of the state?	9	9	9	:
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	9	9	9	:

Explanation:

- a) **No Impact.** The project site is not located in a mineral resource zone classified by the State Geologist.
- b) **No Impact.** The immediate vicinity of the proposed project is not currently utilized for mineral resource recovery, therefore the project would not result in a loss of availability of a locally important mineral resource recovery site.

XI. NOISE. <i>Would the project result in:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	:	9	9	9
b) Exposure of persons to or generation of excessive ground borne vibration noise levels?	:	9	9	9
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	9	9	:	9
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	:	9	9	9
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	9	9	9	:
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the area to excessive noise levels?	9	9	9	:

Explanation:

- a) **Potentially Significant Impact.** Pipeline construction will result in an increase in existing noise levels for short periods of time as construction progresses and passes by individual receptors along the route. Sensitive receptors located along the pipeline route could be affected by elevated noise levels generated by heavy-duty construction equipment. This would be considered a short-term, but potentially significant, impact that needs to be evaluated in the EIR. The PEA (page 4-6) includes measures and standard conditions to reduce construction noise impacts. The effectiveness of these measures in reducing noise will be evaluated in the EIR.

Operation of the water transmission line will not generate any significant noise impacts because water in the pipe will be transported by gravity flow rather than by pumping. However, at the Bolsa Chica Planned Community site, water will be pumped from the proposed underground reservoir to the local distribution system, possibly resulting in pump

noise audible to adjacent uses. Similarly, the operation of the proposed sewage lift station could also result in noise audible to adjacent uses. These operational noise sources are not expected to result in noise levels in excess of local standards.

- b) **Potentially Significant Impact.** Heavy-duty construction equipment such as excavators and trenchers could generate temporary ground-borne vibrations that could potentially expose nearby sensitive receptors to excessive vibration levels. The EIR will evaluate potential construction-related vibration impacts on adjacent land uses.
- c) **Less-than-Significant Impact.** As described above (XIa), the only potential noise sources associated with the operation of the proposed water and wastewater facilities are the water pump station and the sewage lift station. However, these facilities are not expected to generate a substantial permanent increase in existing ambient noise levels in the project vicinity.
- d) **Potentially Significant Impact.** As described above (XIa), construction of the proposed pipeline will result in a temporary increase in ambient noise levels in the project vicinity. The EIR will evaluate temporary construction-related noise impacts.
- e) **No Impact.** The project area is not located within the vicinity of a public airport. The closest airstrip is located at the Los Alamitos Armed Forces Reserve Center near the northern end of the proposed pipeline route. This airstrip is used exclusively for military aircraft operations.
- f) **No Impact.** There are no private airstrips located in the vicinity of the proposed pipeline route.

XII. POPULATION AND HOUSING. <i>Would the project:</i>		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a)	Induce a substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	9	9	:	9
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	9	9	9	:
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	9	9	9	:

Explanation:

- a) **Less-than-Significant Impact.** The proposed project does not involve the construction of new homes or businesses and, therefore, does not involve a direct inducement of population growth. However, the project is intended to serve a planned residential development (Bolsa Chica Planned Community) and, therefore, does support planned growth. The Bolsa Chica Planned Community has already received CEQA environmental clearance and project approval (although the Coastal Development Permit is currently undergoing revision). Since the proposed pipeline and onsite water facilities have been sized to serve only the Bolsa Chica Planned Community project, the proposed water facilities are not considered to be growth inducing.
- b) **No Impact.** The proposed project does not involve the displacement of any existing housing.
- c) **No Impact.** The proposed project does not involve the displacement of any people.

XIII. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>		<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a)	Fire protection?	:	9	9	9

b) Police protection?	:	9	9	9
c) Schools?	9	9	9	:
d) Parks?	:	9	9	9
e) Other public facilities?	9	9	9	:

Explanation:

- a) **Potentially Significant Impact.** Because pipeline construction would occur partially in public roadways and occupy travel lanes, there is a potential for emergency access to be temporarily hindered by pipeline construction. Although it is anticipated that alternative access and circulation routes for emergency vehicles can be readily identified during project construction, effects on emergency access should be subject to further examination in the EIR in order to identify any potential problems.
- b) **Potentially Significant Impact.** Similar to fire protection discussed above (XIIIa), project construction occurring in travel lanes could hinder police emergency access due to increased congestion around the construction site. This issue should be subject to further examination in the EIR.
- c) **No Impact.** There are no schools adjacent to the proposed pipeline route or the Bolsa Chica Planned Community site, therefore no impacts to schools are expected from either the construction or operation of the proposed water and wastewater facilities.
- d) **Potentially Significant Impact.** The proposed water line would be located adjacent to one public park – Eucalyptus Park on Orangewood Avenue. The EIR will investigate whether pipeline construction would hamper access to the park or adversely affect recreational activities at the park. No other effects to parks are anticipated.
- e) **No Impact.** There are no other public facilities along the pipeline route that are expected to be adversely affected by pipeline construction or operation.

XIV. RECREATION.	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	9	9	9	:
b) Does the project include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	9	9	9	:

Explanation:

- a) **No Impact.** The proposed project should not result in an increase in the use of existing neighborhood or regional parks.
- b) **No Impact.** The proposed project does not include recreational facilities and would not require the construction or expansion of any recreational facilities.

XV. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>

a) Cause an increase in traffic which is substantial in relation to existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?	:	9	9	9
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	:	9	9	9
c) Result in a change in air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks?	9	9	9	:
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	9	9	9	:
e) Result in inadequate emergency access?	:	9	9	9
f) Result in inadequate parking capacity?	9	9	:	9
g) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	:	9	9	9

Explanation:

- a) **Potentially Significant Impact.** During construction of the proposed water and wastewater facilities, some traffic will be generated by the daily arrival and departure of workers and the occasional delivery of equipment and materials to the project site. The volume of traffic associated with project construction is expected to be small and trip generation will cease when construction is completed. However, during pipeline construction in Bolsa Chica Road/Street, portions of one or more travel lanes will be blocked. Individual segments of travel lanes are expected to be occupied for periods of one to three days as construction progresses along the roadway. Travel lanes occupied by construction will temporarily reduce the capacity of the roadway and result in increased local congestion. Where the pipeline alignment traverses cross streets, access to and from these streets would be temporarily hampered. Pedestrian and transit access could also be affected. The effects of construction in public roadways will be examined in the EIR.
- b) **Potentially Significant Impact.** Since trip generation associated with construction is minor and temporary, project construction should have no significant effect on roadway levels of service. However, as described in XVa above, travel lanes blocked by construction in Bolsa Chica Road/Street are expected to result in temporary increases in local traffic congestion. Potential impacts associated with local traffic congestion during construction will be examined in the EIR.
- c) **No Impact.** The proposed project would have no effect on air traffic patterns.
- d) **No Impact.** The proposed project will not permanently alter any transportation design features or result in land uses that are incompatible with existing transportation systems.
- e) **Potentially Significant Impact.** Because pipeline construction would occur partially in public roadways and occupy travel lanes, there is a potential for emergency access to be temporarily hindered by pipeline construction (see XIIIa and XIIIb).
- f) **Less-than-Significant Impact.** Although pipeline construction in Bolsa Chica Road/Street would occur primarily within the inside travel lanes (adjacent to the median), it is possible that some on-street parking spaces could be temporarily affected by construction activities in the roadway. The temporary loss of use of on-street parking spaces is not considered a significant impact at this time; however, the EIR will evaluate the importance that these spaces may have for adjacent businesses and residences.
- g) **Potentially Significant Impact.** Temporary congestion caused by pipeline construction in Bolsa Chica Road/Street could adversely affect local transit service. Construction could also result in the need to temporarily relocate bus stops on Bolsa Chica Road/Street and affected cross streets. Effects on transit service will be examined in the EIR.

XVI. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	9	9	9	:
b) Require or result in the construction of new water or wastewater treatment facilities, the construction of which would cause significant environmental effects?	:	9	9	9
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, construction of which would cause significant environmental effects?	9	9	9	:
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	9	9	:	9
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	9	9	9	:
f) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	9	9	:	9

Explanation:

- a) **No Impact.** A component of the project is the proposed designation of Southern California Water Company as the wastewater management agency for the Bolsa Chica Planned Community. This action would not result in the generation of wastewater; however, the housing units to be constructed on the Bolsa Chica Planned Community site would generate wastewater. This planned housing is not part of the proposed project. The impacts of the Bolsa Chica Planned Community project were analyzed in the Program EIR for the Bolsa Chica Local Coastal Program. No exceedance of applicable wastewater treatment requirements is foreseen.
- b) **Potentially Significant Impact.** The proposed project consists of the construction of a 6.7-mile water transmission line. Related water facilities include a reservoir, well, pump station, and distribution system planned for the Bolsa Chica Planned Community site. The potential environmental effects of the proposed water line and related facilities are the subject of this Initial Study and will also be the subject of an EIR. The EIR will also review the wastewater collection facilities planned for the Bolsa Chica Planned Community project.
- c) **No Impact.** The proposed project does not involve the construction of any new storm water drainage facilities, nor will it require the expansion of such facilities.
- d) **Less-than-Significant Impact.** The proposed project is intended to convey domestic water supplies to the Bolsa Chica Planned Community. The provision of a reliable water supply is a prerequisite to the development of the site and would enable the consumption of water by future residents. The water purveyor, Southern California Water Company, has indicated that it has adequate supplies to serve the future residents of the Bolsa Chica Planned Community. SCWC receives water to serve its West Orange District from two sources: 1) imported water from the Colorado River and the State Water Project, and 2) local groundwater pumped from the Santa Ana River Groundwater Basin. In addition, a groundwater well is proposed at the Bolsa Chica Planned Community site to provide a supplemental water source. The availability of these water supplies will be confirmed in the EIR. No new water entitlements would be needed to implement the proposed project.
- e) **No Impact.** The proposed project does not involve the generation of wastewater and, therefore, does not entail the need for wastewater treatment. However, the Bolsa Chica Planned Community project that the proposed project is intended to serve will generate wastewater requiring collection and treatment. The effects of the Bolsa Chica Planned Community were previously examined in the Program EIR for the Bolsa Chica LCP. Annexation to District 11 of the County Sanitation Districts of Orange County (CSDOC) will be required for the Bolsa Chica Planned Community to receive service for collection, treatment, and disposal of its wastewater. A pre-annexation agreement has already been executed between the developer and the CSDOC.
- f) **Less-than-Significant Impact.** The proposed project would only generate a small amount of solid waste during project construction (e.g., miscellaneous material packaging and minor construction debris). After construction, no

continuing waste stream would be generated by the project. As a result, no significant effects on landfill capacity are expected.

XVI. MANDATORY FINDING OF SIGNIFICANCE.	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	:	9	9	9
b) Does the project have the potential to achieve short term, to the disadvantage of long-term, environmental goals?	9	9	:	9
c) Does the project have impacts that are individually limited, but cumulatively considerable? (<i>Cumulatively considerable</i> means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	:	9	9	9
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	:	9	9	9

Explanation:

- a) **Potentially Significant Impact.** It is possible that resources important to major periods of California history or pre-history could be unearthed during trenching and excavation activities. Therefore, potential effects on cultural resources will need to be examined in the EIR. No significant effects on fish or wildlife habitat, plant or animal communities, nor rare or endangered species are anticipated.
- b) **Less-than-Significant Impact.** The proposed project will enable a long-term change in the disposition of land on Bolsa Chica Mesa by facilitating its conversion from vacant, open land to residential development with appurtenant infrastructure improvements. The long-term effects associated with the development of Bolsa Chica Mesa were examined in the Program EIR for the Bolsa Chica Local Coastal Program (LCP). The proposed project would not affect the status of land use entitlements for the Bolsa Chica Planned Development or the land use policies of the Bolsa Chica LCP.
- c) **Potentially Significant Impact.** Because the impacts of the proposed project are primarily construction-related effects, their potential to result in significant cumulative impacts is limited. However, if other construction projects are planned in the project area that would occur at the same time as the proposed project, there is a potential for adverse combined effects on air quality, noise, and circulation that are cumulatively considerable. The potential for significant cumulative impacts will be addressed in the EIR.
- d) **Potentially Significant Impact.** During project construction, air pollutant emissions, fugitive dust, and noise generated by construction activities and equipment could adversely affect people who reside or work in the immediate vicinity. Adjacent land uses could be adversely affected on a temporary basis during project construction and temporary lane blockages on Bolsa Chica Street could disrupt local circulation and contribute to elevated traffic congestion. These and other construction-related effects will be examined in the EIR.

XVII. REFERENCES.

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