Section 4.17

Utilities

4.17.1 Introduction

This section of the Environmental Impact Report (EIR) addresses the project’s potential impacts on certain utilities and services—water, electricity, natural gas, solid waste and wastewater, and stormwater. This section also provides the environmental and regulatory settings and discusses mitigation measures to reduce impacts where applicable.

4.17.2 Environmental Setting

The proposed project site is primarily undeveloped rural open space with limited existing utility services available to the site. As such, there is no existing water supply system, wastewater treatment or sewer system, stormwater drainage facilities, or gas and electric lines that serve the site.

Water

Water systems are not established in the vicinity of the project site due to the rural nature of the surrounding area.

Construction Water Usage and Source: It is anticipated that approximately 80 million gallons of water will be required for construction related activities, with a peak monthly water use rate of approximately 12 million gallons (See Table 3-6 in Section 3). On-site construction water requirements are detailed as follows:

During construction of the project, water would be obtained from a water well located within the project boundaries or would be trucked from an off-site source, or from a combination of both options as described below:

- Water Well: The first option is an existing well located northwest of the project site (Figure 3-2). Use of the well would include the installation of the following elements:
  - Temporary open water storage reservoir (300 feet x 400 feet) constructed on water supply parcel for use during construction;
  - Permanent open water storage reservoir (100 feet by 100 feet) constructed on water supply parcel for use after construction, to be kept dry when not in use;
  - Main water production well located at northeast corner of water supply parcel;
  - 2 monitoring wells located on water supply parcel;
  - Back-up production well located at southeast corner of water supply parcel;
  - Two underground water pipelines; and
  - Post-construction low-profile partially submerged concrete tank.

An underground water pipeline would connect the main well to the temporary water storage reservoir during the project’s construction period. A second underground water pipeline would connect the back-up well to the temporary water storage reservoir. After the construction of the project, the temporary water reservoir will be decommissioned and replaced with a low-profile partially submerged tank constructed from on-site concrete produced by the project’s batch plant. The tank would be completely closed so that no open