

3.17 UTILITIES AND SERVICE SYSTEMS

This section examines impacts associated with the Orchard Park Redevelopment component of the 2018 LRDP on utilities and service systems, including the need for expanded capacity of infrastructure as a result of the Orchard Park Redevelopment component.

Concerns received in response to the NOP consisted of impacts of additional and incremental demand on water supplies and treatment. Additionally, concerns with capacity levels of existing facilities and infrastructure, were expressed.

3.17.1 Regulatory Setting

Plans, policies, regulations, and laws (applicable to and/or considered for the project) are provided in Volume 1 of this EIR. As the regulatory setting provided in Volume 1 considers potential development, including the project, within the entirety of the UC Davis campus as envisioned through the 2018 LRDP, no additional regulatory setting is provided for the project.

3.17.2 Environmental Setting

Section 3.17, “Utilities and Service Systems,” in Volume 1 of this EIR, presents the physical environmental setting information related to utilities for the entire UC Davis campus, including the Orchard Park site.

3.17.3 Environmental Impacts and Mitigation Measures

SIGNIFICANCE CRITERIA

Refer to Section 3.17, “Utilities and Service Systems,” in Volume 1 of this EIR for a discussion of the applicable Significance Criteria.

ANALYSIS METHODOLOGY

See Section 3.17, “Utilities and Service Systems,” in Volume 1 of this EIR for analytical methods relative to utility services.

ISSUES NOT EVALUATED FURTHER

The following impacts were identified as part of the analysis of the 2018 LRDP, and are either (1) adequately evaluated at the program level of analysis of the 2018 LRDP, or (2) not applicable to the Orchard Park Redevelopment component.

Water Supply

As discussed in Section 3.17, “Utilities and Service Systems,” of the 2018 LRDP EIR, UC Davis has capacity to provide sufficient water supplies to serve the campus population’s demand through 2030-2031. Through the Woodland Davis Clean Water Agency, as well as the demonstrated ability to

continue using groundwater supplies from the deep aquifer, the impact of the 2018 LRDP, which includes the Orchard Park Redevelopment component, would be less than significant. Therefore, no additional project-level analysis is necessary.

Water Infrastructure

Although the Orchard Park site was previously developed with student housing, new on-site infrastructure would be required and is included as a project component. However, based on the previously developed condition of the Orchard Park site and the size and capacity of existing infrastructure that would serve the project site, off-site improvements are not anticipated to be necessary (West Yost 2017a). The analysis of the 2018 LRDP, which included the Orchard Park Redevelopment component and was provided in Volume 1, determined impacts to be less than significant. No additional project-level analysis is necessary.

Wastewater Treatment

As discussed in Section 3.17, “Utilities and Service Systems,” of the 2018 LRDP EIR, UC Davis has capacity to provide sufficient wastewater treatment to serve the campus with implementation of the 2018 LRDP, which includes the Orchard Park Redevelopment component. This 2018 LRDP-related impact, including the Orchard Park Redevelopment component, would therefore be less than significant. No additional project-level analysis is necessary.

Solid Waste

As discussed in Section 3.17, “Utilities and Service Systems,” of the 2018 LRDP EIR, there is sufficient capacity at Yolo County Landfill to handle the solid waste demands of UC Davis with implementation of the 2018 LRDP, including the Orchard Park Redevelopment component. The impacts of the 2018 LRDP, including the Orchard Park Redevelopment component, would be less than significant. No additional project-level analysis is necessary.

Demand for energy services and facilities the construction of which would result in significant environmental impacts

As noted in Section 3.6, “Energy,” of Volume 1, Pacific Gas & Electric (PG&E) provides both natural gas and electricity distribution infrastructure to customers in Yolo County, including those of the Western Area Power Association. PG&E owns and operates overhead electric transmission and electric distribution facilities as well as gas transmission facilities within the Orchard Park site boundary. As noted in Chapter 2, “Project Description,” the Orchard Park Redevelopment component would involve the installation of new gas and electric distribution lines on site. However, based on the presence of existing infrastructure adjacent to the site and the previously developed condition of the site with a similar use, off-site upgrades to existing energy infrastructure are not anticipated to be necessary. However, should improvements be deemed necessary at a later date through coordination with PG&E, the impacts associated with changes in localized energy infrastructure are accounted for in the analysis of the 2018 LRDP EIR. No additional project-level analysis is necessary.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 3.17-1: Require construction of new/expanded wastewater infrastructure.

Development and occupancy of the Orchard Park site would increase the amount of wastewater generated in the immediate area. The existing wastewater pipe located within Orchard Road has limited available capacity to accommodate additional wastewater flows under peak conditions. This would be a **potentially significant** impact.

Although the Orchard Park site was previously developed with student housing, new on-site infrastructure would be required and is included as a project component, the impacts of which are evaluated herein (refer to Sections 3.1 through 3.16 of this volume). Upon exiting the site, wastewater from the Orchard Park site would flow through an existing 8-inch sewer line located within Orchard Road and then connect to a 12-inch diameter line located within La Rue Road. Even though, the 8-inch line was adequately sized to accommodate the flows from the Orchard Park site under previously developed conditions, additional capacity is necessary to accommodate peak flows with redevelopment of the Orchard Park site (West Yost 2017b). As a result, impacts would be considered **potentially significant**.

OPR Mitigation Measure 3.17-1: Upsize Sewer Line within Orchard Road.

Prior to operation of student housing at the Orchard Park site, UC Davis shall replace the existing 8-inch sewer line currently within Orchard Road with a 12-inch sewer line. The length of the line to be replaced is approximately 1,050 feet and extends between the Orchard Park site and the 12-inch sewer line within La Rue Road.

Significance after Mitigation

With the additional pipe capacity that would be provided by OPR Mitigation Measure 3.17-1, adequate capacity would be available within the wastewater collection system serving the Orchard Park site to accommodate increased flows associated with the additional student housing. Further, the proposed improvements would be constructed within additional right-of-way, including paved streets, such that the potential impacts of these improvements would be minimal and evaluated as part of the project-level analysis contained herein. As a result, impacts would be **less than significant**.

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