

J. Utility Infrastructure



1. Goals and Opportunities

A utility infrastructure able to meet present needs and to accommodate future growth is essential to the economic well being of the City. The various utility systems require continuous monitoring as well as maintenance and improvement to ensure that they keep pace with a growing and changing city. The following goals have been established to guide future infrastructure improvements:

- To maintain an adequate level of service in utility systems to support present and future community needs.
- To eliminate existing deficiencies and expand the system, where necessary, to serve new

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development.

- To coordinate land use and infrastructure policies in order to guide phasing of improvements.
- To provide a method of financing infrastructure improvements.
- To maintain a high level of public service at minimum costs.

2. Existing Conditions

a. Sewer

Sewage generated in the City of Norwalk is collected by City lines that feed into Los Angeles County Sanitation District trunk sewers. Some of these sewers originate outside the City and are carrying flows generated from other sources as well as collecting flows within Norwalk. County facilities convey sewage flows from Norwalk to the Los Coyotes Water Reclamation Plant in Cerritos. This plant has a treatment capacity of 35 million gallons per day (MGD) and currently treats an average of 31 MGD. Flows in excess of this plant's capacity are conveyed to the County's Joint Water Pollution Control Plant in Carson. Currently, several County sewer trunk lines located within Norwalk are operating above capacity. This condition causes frequent backups in the County lines which in turn causes the City lines that drain into them to back up as well.

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The City of Norwalk has three sewage pump stations which are all being totally rebuilt or rehabilitated. The Curtis and King pump station is complete and operational, and rehabilitation of the Bloomfield/Molette and Harvard/Gridley pump stations are projects stated in the preliminary Capital Improvements Plan. Once the ongoing improvements are finalized, these lift stations are expected to accommodate future flows.

The Norwalk Sewer System evaluation has identified some City sewer facilities that are currently overloaded throughout the City. Some of the sewers are located within the area plans discussed in Section 3. The City owned sewer mains are located in easements between private properties. These sewer mains are difficult to maintain due to limited accessibility, and should be re-located in public streets or alleys.

b. Water Supply

Water service to the City of Norwalk is provided by several purveyors:

- Park Water Company
- Southern California Water Company
- Norwalk Municipal Water System (NMWS)
- Santa Fe Springs Water Company
- County Water Company
- City of Cerritos

Park Water Company and the Southern

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California Water Company supply the majority of Norwalk users.

The Norwalk Water Master Plan has identified several areas in which water service provided by NMWS is not adequate for emergency conditions. In addition, areas served by other water purveyors may have insufficient capability to provide fire service if major redevelopment occurs. To accommodate future growth, it will be necessary to continue to secure water rights and/or to upgrade the transmission and distribution systems to meet future demands and fire flow requirements.

c. Reclaimed Water

The Century Reclamation Project initiated by the Central Basin Municipal Water District (CMBWD) is intended to supply reclaimed water to the City of Norwalk, as well as to the Cities of Santa Fe Springs, Bellflower, Paramount, Lynwood, Southgate and Downey. Reclaimed water for the Century Reclamation Project Area is provided by the Los Coyotes Water Reclamation Plant located in the City of Cerritos. The plant has adequate reclaimed water production and pumping capacity to serve potential users in the project area.

Reclaimed water, which receives advanced tertiary treatment, must meet the high quality standards established by the State of California (California Administrative Code, Title 27). According to the Code, the water can be used for landscape irrigation, recreation areas,

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groundwater recharge and specific food crops.

d. Storm Drainage

Storm drains in the City of Norwalk are primarily under the jurisdiction of the Los Angeles County Department of Public Works, which constructs and maintains storm drain trunk lines that serve large tributary areas. However, some storm drains are under the City's jurisdiction, where the City constructs local systems that feed into the County trunk lines that are turned over to the County for maintenance. Construction and maintenance of the storm drain systems is financed through both Flood Control District bond issue and Flood Control District general funds.

In 1972 the Federal Water Pollution Control Act (also referred to as the Clean Water Act (CWA)) was amended to provide that the discharge of pollutants to waters of the United States from any point source is unlawful, unless the discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. The 1987 amendments to the CWA added Section 402(p), which establishes a framework for regulating municipal and industrial storm water discharges under the NPDES program. On November 16, 1990, the U.S. Environmental Protection Agency (USEPA) published final regulations that establish requirements for applications for storm water permits for specified categories of industries. The regulations require that discharges of storm water from construction

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activity of five (5) acres or more must be regulated as an industrial activity and covered by a NPDES Permit.

The general NPDES Permit will require discharges associated with construction activity to eliminate or reduce non-storm water discharges to storm water systems, implement a storm water pollution prevention plan, and monitor storm water control structures and pollution prevention measures. This general permit will be implemented and enforced by the nine California Regional Water Quality Control Boards (Regional Water Boards).

Overall, drainage deficient areas should be identified through a comprehensive City-wide drainage study based on the land use designations. Thus, a drainage general plan can be developed.

e. Natural Gas

The Gas Company anticipates that growth in the City of Norwalk can be served from existing mains in the area. Natural gas can be provided without any major impact on overall system capacity or service to existing customers.

The availability of natural gas service is based upon present conditions of gas supply and regulatory policy. As a public entity, The Gas Company is under the jurisdiction of the California Public Utilities Commission. The Gas Company can also be affected by actions of federal regulatory agencies. Should these

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agencies take any action which affects gas supply or the condition under which service is available, gas service will have to be modified to reflect the changed conditions.

f. Electricity

Southern California Edison (SCE) provides electrical service to the City of Norwalk. Existing power tie-ins are considered adequate to meet the demand generated by the current land uses.

SCE will install electrical distribution facilities in response to Norwalk's projected growth. Electrical demand problems are not anticipated. However, should a shortage of energy and/or generating capacity ever occur, SCE will apportion its available supply of electricity among its customers as set forth in Rule No. 14, Shortage of Supply and Interruption of Delivery.

*g. Telecommunications Infrastructure:
Telephone/Fiber Optics and Cable Television*

Telephone service in the City of Norwalk is provided by General Telephone (GTE), and cable television is provided by Charter Cable Television. Currently, the telecommunication infrastructure is adequate to serve the City. Improvements to the system are part of GTE's and Charter's long-term plans, and no problems are anticipated in providing service for future residential developments.

h. Solid Waste Disposal

In Norwalk, solid waste collection is undertaken by private disposal services and the County conducts periodic hazardous waste collection. Solid Waste from the City of Norwalk can be routed to various landfills, operated by the County Sanitation District and private industry. The choice of which landfill to use is made by the individual haulers serving the City. The closest landfill facility operated by the Sanitation District is Puente Hills Landfill, located approximately 10 miles north of Norwalk. The Spadra Landfill, privately owned and operated and located in Pomona, also serves the City of Norwalk.

Assembly Bill 939 (AB 939) requires cities to meet solid waste reduction goals set by the State. The City is required to reduce solid waste generation by 25% by 1995, and by 50% by the year 2000.

3. Objectives and Policies

a. Placement, Maintenance, and Phasing of Infrastructure

Objectives

- To ensure that public infrastructure improvements are compatible with development.
- To ensure that public infrastructure is upgraded and installed in a timely

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manner to meet usage requirements and maximize cost efficiency.

- To provide street and pedestrian lighting in the City of Norwalk to contribute to the safety of its citizens.

Policies

- Continue to promote existing programs to underground overhead utility lines.
- Encourage infrastructure improvements to be designed to complement the area in which they are located and sited so that they do not adversely impact existing structures.
- Continue to plan for and coordinate the implementation of infrastructure requirements to meet development demands.
- Promote adequate illumination of all streets, alleys, public areas, and areas which are deficient, and maintain lighting fixtures in good working condition.
- Discourage the approval of density bonuses in neighborhoods with inadequate infrastructure, especially in areas with inadequate sewers, water supply, and fire flow.
- Establish mechanisms and fee structures

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which will enable the City of Norwalk to plan for and finance infrastructure improvements in accordance with new developments, and to eliminate deficiencies in the current system, including overloaded and hard to reach mains.

b. Sewer

Objective

- To provide adequate sewer systems to efficiently serve existing and future needs in Norwalk.

Policies

- Expand sewer collection systems to accommodate the needs of existing and planned development.
- Provide maintenance of the sewer systems in a manner that will ensure proper service to existing and new developments.
- Promote water conservation practices to reduce the sewage flows from existing and future developments.
- Promote the use of earthquake-resistant materials and construction design in all utility systems.

c. Water Supply

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Objective

- To provide adequate water supply and delivery systems to meet the demands of new and existing development.

Policies

- Promote water conservation in both City operations and in private development to minimize the need for the development of new water sources and facilities.
- Maintain water distribution systems to ensure proper service to existing and new developments.
- Ensure the provision of adequate fire flow rates in all new development.
- Maintain fire hydrants and ensure adequate water storage capacity to meet fire flow requirements.
- Establish mechanisms and fee structures which will enable the City of Norwalk to plan for and finance infrastructure improvements in accordance with new developments.

d. Reclaimed Water

Objective

- To provide adequate reclaimed water

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supply and delivery systems to meet new and existing needs.

Policies

- Encourage expansion of the Century Reclamation Project to provide reclaimed water distribution in Norwalk.
- Encourage the use of reclaimed water in public facilities such as parks, golf courses and schools.
- Encourage the use of reclaimed water for commercial uses such as nurseries, industrial operations and landscaping.

e. Storm Drainage

Objectives

- To provide adequate storm drainage and flood control infrastructure to efficiently serve existing and future Norwalk residents.
- To reduce storm water pollution.

Policies

- Work with Los Angeles County to ensure maintenance and development of drainage facilities to meet present and future needs.
- Establish mechanisms and fee structures

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to enable the City to plan for and finance infrastructure improvements in accordance with new development.

- Work with the appropriate State and County agencies to reduce water pollution from storm water.

f. Natural Gas

Objectives

- To ensure adequate natural gas service to meet present and future needs of the City.
- To minimize the risks associated with any gas leakage and exposure.

Policies

- Coordinate with The Gas Company in upgrading or adding gas service lines to serve present and future needs of Norwalk.
- Encourage energy conservation in both public and private buildings.

g. Electricity

Objective

- To ensure adequate electricity service to meet present and future needs of Norwalk.

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Policies

- Coordinate with Southern California Edison in upgrading and adding electrical service to serve present and future needs of Norwalk.
- Encourage energy conservation in both public and private buildings.

h. Telecommunications

Objective

- To ensure new and existing development will have necessary telecommunications facilities to serve the citizens and businesses of Norwalk.

Policies

- Encourage the development and expansion of telecommunications systems (including cable television and, as feasible, fiber optics), for purposes of entertainment, education, culture, communication, and other similar purposes.
- Coordinate with General Telephone (GTE) in the maintenance and expansion of telephone and fiber optic service to meet present and future needs of Norwalk.
- Encourage new construction intended to

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be used for professional offices be wired to link with cable, and potentially, fiber optic systems.

I. *Solid Waste Management*

Objectives

- To provide for the safe and efficient disposal of solid waste.
- To protect the citizens and environment of Norwalk by controlling and limiting toxic waste generation in the City.

Policies

- Comply with the provisions of AB 939 to reduce solid waste.
- Encourage public and private recycling programs.
- Actively promote safe disposal of hazardous wastes.
- Actively participate in regional provisions for solid waste disposal, including material recovery and fuel production.
- Ensure adequate trash removal, installation and maintenance of trash receptacles on streets and in parks, and regular street sweeping.

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- Assist local businesses to identify and implement feasible methods of reducing the use and disposal of hazardous wastes.

4. Implementation Programs

a. Placement and Phasing of Infrastructure

- The City shall require all new developments to install all on-site utilities and connections to distribution systems underground, unless infeasible due to significant environmental or other constraints.
- Require public facilities, such as transformers, utility substations, water storage or pumping facilities and sewer pumping stations, be located, designed and maintained so that noise, light, glare or odors associated with these facilities will not adversely affect nearby land uses. Building and landscaping materials that make these facilities compatible with neighboring properties shall be used.
- Establish a Capital Improvements Program to provide for the phasing and financing of capital and infrastructure improvements. This program could include the implementation of development fees, a community facilities district (Mello-Roos District), a special assessment district, an infrastructure

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financing district, or property tax increment financing.

b. Sewer

- The City shall continue to enforce ordinances which promote water conservation in existing facilities and new developments.
- The City shall cooperate with studies to evaluate the feasibility of incorporating wastewater recycling systems within new developments, using recycled grey water for landscape irrigation and other purposes.
- The City shall cooperate with L.A. County Sanitation District to enforce appropriate industrial pre-treatment standards and source control for toxic materials entering the sewer system.
- Continue a program to evaluate the City's existing sewerage system, including: gravity sewer mains, pump stations and force mains, to ascertain existing and future trouble spots, remaining capacities and improvements which are required.
- Develop a working program with the County of Los Angeles to have trunk facilities upsized or paralleled to meet Norwalk's current future needs.

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- Create sewer base maps with lateral, syphon and other detailed information. A GIS format should be considered.
- Establish a sewer preventive maintenance program.

c. Water Supply

- Work with the City's water purveyors to continue to provide water service and maintenance of water system facilities, as well as the integration of water master plans, as necessary.
- Continue to enforce ordinances which promote water conservation in existing and new developments.
- Establish a Capital Improvements Program to provide for the phasing and financing of capital and infrastructure improvements as necessitated by proper maintenance and future growth. This program could include the implementation of development fees, a community facilities district (Mello-Roos District), a special assessment district, an infrastructure financing district, or property tax increment financing.

d. Reclaimed Water

- Work with the City's water purveyors to establish the use of reclaimed waster where feasible.

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- Initiate preliminary engineering and cost feasibility studies to evaluate costs to retrofit City water users to accommodate reclaimed water.
- Continue to investigate loans from CBMWD for retrofitting irrigation systems to reclaimed water.

e. Storm Drainage

- Develop a Master Plan for maintenance and development of drainage facilities.
- Establish a Capital Improvements Program to provide for the phasing and financing of capital and infrastructure improvements as necessitated by proper maintenance and future growth. This program could include the implementation of development fees, a community facilities district (Mello-Roos District), a special assessment district, an infrastructure financing district, or property tax increment financing.
- Inform developers of projects about the possible need for an NPDES permit.

f. Natural Gas

- Check new building projects for compliance with the State Energy Conservation Standards (Title 24, California State Administrative Code).

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- Establish a structure by which the City can coordinate with the Gas Company on the maintenance and expansion of natural gas systems.
- Disseminate information to the community on practical ways to conserve energy.
- Disseminate information to the community on the potential risk of methane gas leakage and available mitigation measures.
- Formulate and maintain police, fire, evacuation, hospitalization, and recovery programs in response to a natural gas leakage and/or explosion.

g. Electricity

- Establish a structure by which the City can coordinate with Southern California Edison on the maintenance and expansion of electrical systems.
- Check new building projects for compliance with the State Energy Conservation Standards (Title 24, California State Administrative Code).
- Disseminate information to the community on practical ways to conserve energy.

h. Telecommunications

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- Monitor cable services in the City of Norwalk for their performance and responsiveness to community needs.
- Establish a mechanism with General Telephone (GTE) to coordinate the maintenance and expansion of telephone and fiber optic services to meet present and future needs of Norwalk.
- Encourage and require to the maximum extent possible the installation of fiber optic lines during underground utility projects.

I. Solid Waste Management

- The City shall continue to require mandatory garbage collection throughout the City.
- The City shall monitor the operations of garbage collection contractors to determine if service levels are adequate.
- Continue to participate in the Los Angeles County household hazardous waste collection program.
- Develop programs of public education for safe disposal of hazardous waste.
- The City will continue to implement its Source Reduction and Recycling and Household Hazardous Waste programs, in response to Assembly Bill 939.

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