

Section 4.12: Utilities

Several utility services and infrastructure systems, such as water and sewer services, solid waste disposal, storm drainage, power and gas services, and communication systems, are needed to serve future residential development under the proposed Specific Plan Amendment. The availability of these utilities and the resources needed to provide these services are discussed below. Utility companies were contacted and written responses from these companies are provided in Appendix I to this SEIR. The Water Supply Assessment is provided in Appendix J.

4.12.1 Water Services

Environmental Setting

Water services in the City of Ontario are provided by the City's Utilities Department, except for the area east of the I-15 Freeway and north of the I-10 Freeway and the area east of Vineyard Avenue and north of 4th Street, which are served by the Cucamonga Valley Water District. The Ontario Utilities Department provides more than 13 billion gallons of water annually to over 170,000 residents and 6,000 businesses.

Water is supplied by Chino Basin groundwater, imported water from the Metropolitan Water District (MWD) of Southern California through the Aqua de Lejos Water Treatment Plant, treated groundwater from the Chino Desalters (CDA), and recycled water from the Inland Empire Utilities Agency (IEUA). Chino Basin groundwater provides approximately 60 percent of the City's water supply, with 10 percent from the Chino Desalter, 28 percent is imported water from MWD, and the remaining 2 percent is recycled water.

In efforts to reduce the demand for water, the City implements a number of water survey, retrofit, system audit, conservation incentive, public information, and increasing block pricing programs. These conservation efforts have included a home and garden show, toilet exchange and rebates, free low-flow showerheads, public education grants, and cooling tower rebates. Title 6 of the Ontario Municipal Code prohibits hose washing of outdoor paved surfaces, except for sanitary purposes; the washing of vehicles or mobile equipment, except at a commercial car wash or with recycled water; filling of decorative fountains, ponds or lakes; supply of water at a commercial venue unless requested by customer; not repairing leaks promptly; and allowing water to leave a customer's property by drainage onto adjacent property due to excessive irrigation. The ordinance includes other prohibitions during various stages of water shortage.

Water lines are present on Turner Avenue (12-inch line and 2-inch line) and Old Guasti Road (12-inch line), with the 2-inch line on Turner Avenue and the 12-inch on Old Guasti Road proposed to be abandoned. A 12-inch water line has also been constructed in New Guasti Road, which provides water to the office and retail buildings located north of New Guasti Road and to future development south of New Guasti Road.

Since the site is largely vacant and the cottages/bungalows and market are not in use, water demand at the site is confined to the consumption of the US Post Office.

Recycled water is available in the City of Ontario through the IEUA, with the nearest recycled water line located east of Haven Avenue and on Archibald Avenue, north of the I-10 Freeway. Recycled water comes from the RP-4 treatment plant located east of the I-15 Freeway and north of the I-10 Freeway. A 12-inch recycled water line has been installed on New Guasti Road from Archibald Avenue to Turner Avenue, but this line uses potable water until such time that it can be connected to an IEUA recycled water line across the I-10 Freeway.

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Threshold of Significance

Appendix G of the CEQA Guidelines states that a project could have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or
- ◆ Sufficient water supplies are not available to serve the project from existing entitlements and resources, or new or expanded entitlements needed.

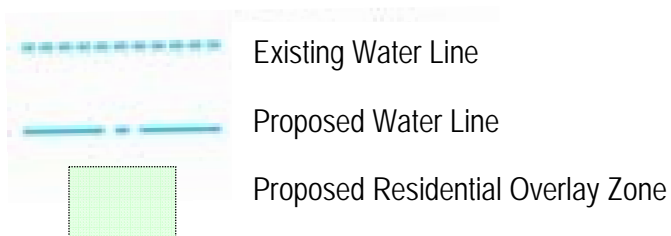
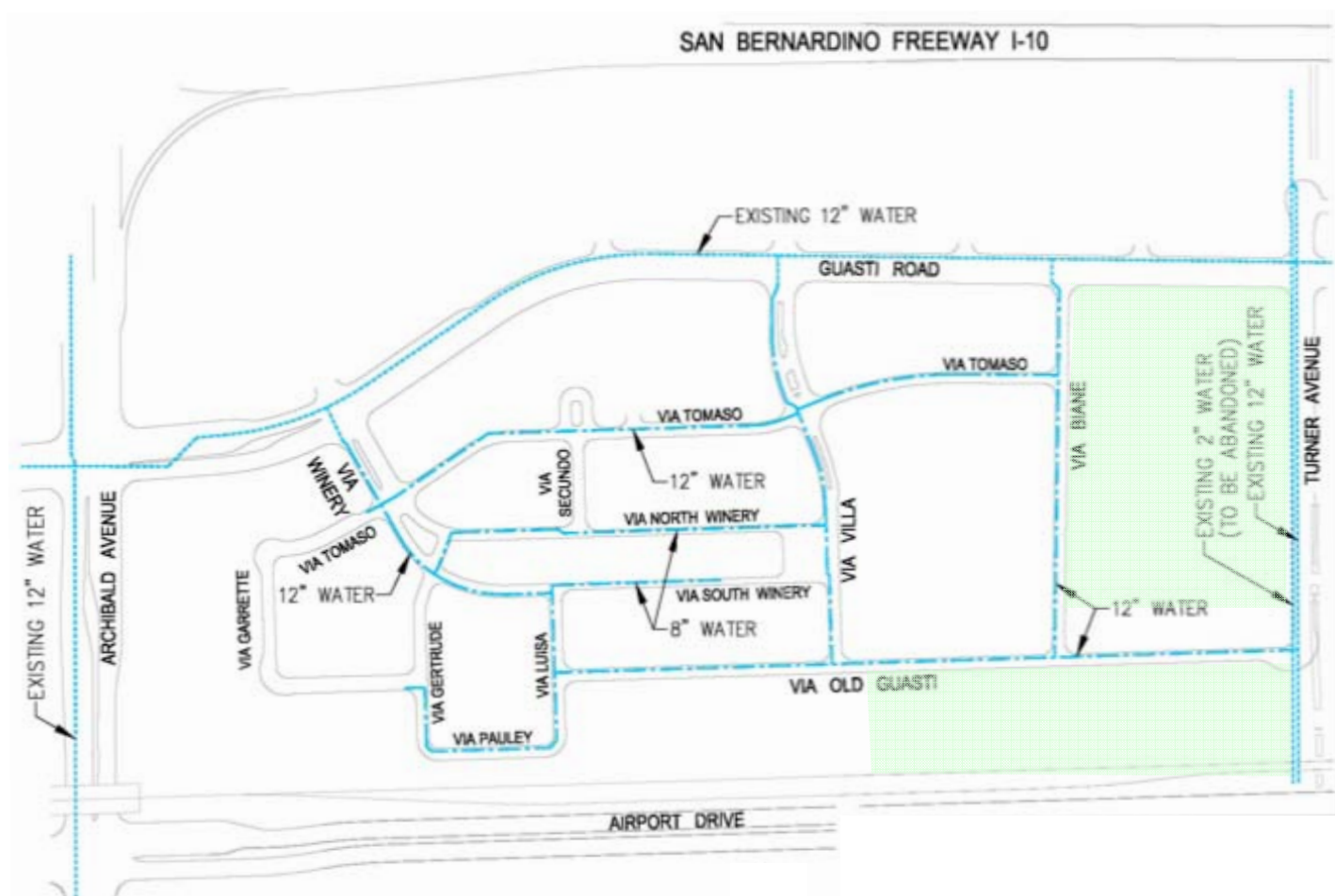
Environmental Impacts

Future residential development under the proposed Specific Plan Amendment would require water supplies and service from the City of Ontario Utilities Department.

Water Services and Facilities (Would the project require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?)

Future residential development under the proposed Amendment would generate a demand for water and the need for water lines to serve the site. There are water lines on Old Guasti Road, New Guasti Road, and Turner Avenue to serve the site. Connection to the existing water lines on New Guasti Road and Turner Avenue would provide water to future residential uses on the site. A new 12-inch line is proposed on Biane Lane; the 12-inch line on Old Guasti Road would be replaced with the new 12-inch line; and several laterals would extend into the project site. These improvements have been designed in accordance with the City's water system guidelines and specifications to meet the site's average day demand, maximum day demand, fire flow requirements, and peak hour demand. Figure 4.11-1, *Existing and Proposed Water Lines*, shows the water lines that would serve the site.

Land use and corresponding water demand based on the original Guasti Plaza Specific Plan has been included in the 2005 Urban Water Management Plan (UWMP) and Water Master Plan Update. Thus, planned office uses can be served by the City, as outlined in its UWMP. The Water Supply Assessment for the proposed Amendment indicates that future residential development within the Guasti Plaza Specific Plan area is estimated to generate a demand for 90,000 gallons per day (gpd) of water. This would increase demand by approximately 101 acre-feet per year, bringing to total water demand in the City to 94,519 acre-feet at buildout. This demand would be met by groundwater supplies, recycled water and imported water. The City has a 2010 water supply of 58,819 acre-feet from these 3 sources, which is projected to increase to 87,945 acre-feet by 2030. These supplies are more than the estimated demand in the City for the corresponding years, which are estimated at 50,251 acre-feet in 2010 to 86,771 acre-feet by 2030. Adding the estimated 101 acre-feet demand from 500 dwelling units still shows that there would be excess supplies from 2010 to 2030. Thus, no new water supplies, wells or facilities are needed to serve the future residential uses that may be developed under the proposed Amendment.



Source: Guasti Plaza Specific Plan, 2010



Figure 4.12-1
Existing and Proposed Water Lines
 Guasti Plaza Specific Plan Amendment
 Supplemental EIR

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Future development on the site would have to be accompanied by the construction of the needed water lines and connections to ensure adequate water services. As required by the City of Ontario, water system improvements will be built as part of future residential development, in accordance with the City's Water and Sewer Design Development Guidelines and Specifications and as approved by the City Engineer. Impacts on water services and facilities would be less than significant.

Water Supplies (Are sufficient water supplies not available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?)

As stated, future residential development under the proposed Amendment would require water services and would connect to the existing water lines. Estimates of water consumption from future residential use, as compared to planned commercial office development on the project site are provided in Table 4.12-1, *Estimated Water Consumption*.

TABLE 4.12-1
ESTIMATED WATER CONSUMPTION

Land Use	Size	Average Water Consumption Factor	Estimated Water Consumption
Residential	500 units on 11.72 acres	180 gpd/unit	90,000 gpd
Office	450,000 sf on 11.72 acres	2200 gpd/acre	25,784 gpd
		Difference	+64,216 gpd
gpd – gallons per day		sf – square feet	
Source: Water Supply Assessment for Guasti Plaza Specific Plan Amendment, 2009			

As shown, approximately 90,000 gallons of water per day is needed by future residential development, which can be compared to the demand from office uses at approximately 25,784 gallons of water. Thus, an increase in future water demand of 64,216 gallons per day is expected with future residential development over planned office and commercial uses under the proposed Amendment.

Proposed changes to the Specific Plan text show a recalculation of water demand from the different planning areas, with average and maximum daily demands decreasing for Planning Area 1 and average and maximum daily demands increasing for Planning Areas 2 and 3. Average demand for Planning Areas 2 and 3 would change from 193,819 gallons per day to 243,996 gallons per day. Maximum demand for Planning Areas 2 and 3 would change from 331,638 gallons per day to 399,497 gallons per day, if residential uses are developed in place of office uses.

There are available water supplies to serve future residential development, as analyzed in the Water Supply Assessment (WSA) prepared for the Amendment. The WSA estimated between 8,568 acre-feet in 2010 to 5,832 acre-feet in 2020 to 1,174 acre-feet in 2030 of excess water supplies are available to provide the 101-acre-feet of water needed by residential uses that may be development under the proposed Amendment. With a net increase of only 64,216 gallons per day or 72 acre-feet per year, the City's water supplies would be adequate to serve the site.

During single- or multiple-dry year scenarios, increased groundwater pumping is anticipated, as allowed through the purchase or lease of unused water rights from other parties in the agricultural or appropriative pools. The purchase of replenishment water to offset pumping in excess of its water rights would provide the City with adequate water supply during dry years. No new entitlements would be needed and no significant adverse impacts are expected.

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As a standard condition, future residential development shall incorporate water conservation measures as required under the California Plumbing Code and Title 6, Chapter 8a of the Ontario Municipal Code. Future use of recycled water would further minimize potable water demand from future residential development.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would increase the demand for water. Estimates for water consumption from existing and future development were provided. Implementation of water conservation measures, water system improvements and recycled water use that would accompany future development were expected to reduce potential adverse impacts to acceptable levels.

Future residential development would change the water demand from the site, with an increase in demand over planned office uses.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. The PAP for each Planning Area shall include a detailed discussion of water system requirements, phasing and financing that shall be prepared to the satisfaction of the City.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Precise water system requirements shall be determined during specific project design review. Water design requirements will be subject to the provisions of site plan review by the City of Ontario.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

3. Prior to issuance of any building permit in the Project Area, required water system improvements shall be in place.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

4. Construction of water system improvements within the Project Area and water connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer (water) system deficiencies outside the Project Area resulting from the Project.

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This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

5. All City ordinances or other actions regulating the use of water approved by the City Council shall be implemented by all new development within the Project Area.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

6. Water conservation measures recommended by the California Department of Water Resources shall be incorporated in all new or substantially rehabilitated projects, including:
 - Low flush toilets of no greater than 1.6 gallons per flush;
 - Low flow shower heads;
 - Insulation of hot water lines to provide hot water faster with less water waste and to keep hot pipes from heating cold water pipes;
 - Water pressure greater than 50 pounds per square inch be reduced to less than 50 pounds per square inch by means of a pressure reducing valve;
 - Landscape with low water consuming or drought tolerant plants in all commercial and industrial projects, and in public areas in residential projects. Landscaped areas should also be mulched to the maximum extent to reduce evaporation and maintain soil moisture;
 - Install efficient irrigation systems that minimize runoff and evaporation, and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency;
 - Require projects of appropriate size to connect to the recycled water system for irrigation purposes.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

7. In the interest of reducing future demands for imported water, and in recognition of potential future availability of recycled water supplies, the landscape irrigation system installed for the proposed project should have the capability of being retrofitted to utilize recycled water supplies when they become available.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan estimated water demand from future development and stated that an increase in water use was expected but impacts would be less than significant. The EIR called for a 12-inch water line on New Guasti Road, instead of the 10-inch line proposed by the Specific Plan. (This water line has been constructed.) Mitigation measures in the Specific Plan EIR were reiterated.

Future residential development would change the water demand from the site, with an increase in demand over planned office uses.

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A number of mitigation measures were provided in the EIR for Guasti Redevelopment Plan, which included the mitigation measures in the EIR for the Guasti Plaza Specific Plan:

1. Water Service Impact 3.10A-1

In addition to the proposed water facility improvements discussed above, the following mitigation measures will be applied to the Project to ensure adequate water service and water conservation:

- Precise water system requirements shall be determined during specific project design review. Water design requirements will be subject to the provisions of site plan review by the City of Ontario.
- Prior to the issuance of any building permit in the Project Area, required water system improvements shall be in place.
- All City ordinance or other actions regulating the use of water shall be implemented by all new and substantially rehabilitated development in the Project Area.
- The City Engineering Department shall consult with project proponents within the Redevelopment Area as to the most effective methods of reusing wastewater generated by proposed projects.
- Where possible, landscaping of the Redevelopment Area shall use recycled wastewater.
- Water conservation measures are recommended by the California Department of Water Resources shall be incorporated in all new or substantially rehabilitated projects, including
 - Low-flush toilets of no greater than 1.6 gallons per flush;
 - Low-flow shower heads;
 - Insulation of hot water lines to provide hot water faster with less water waste and to keep hot pipes from heating cold water pipes;
 - Water pressure greater than 50 pounds per square inch to be reduced to less than 50 pounds per square inch by means of a pressure reducing valve;
 - Landscape with low water consuming or drought tolerant plants in all commercial and industrial projects, and in public areas in residential projects. Landscaped areas should also be mulched to the maximum extent to reduce evaporation and maintain soil moisture;
 - Install efficient irrigation systems that minimize runoff and evaporation, and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency;
 - Encourage projects of appropriate size to connect to the available recycled water system for irrigation purposes.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following standard conditions are imposed on all development projects and will be required as part of future residential development on the site:

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Standard Condition 4.12.1: Future residential development shall coordinate with the Ontario Engineering Department on off-site water system improvements needed to serve the site and with the Ontario Building Department for needed on-site water lines. Specifically, the following measures shall be implemented:

- The revised PAP for each Planning Area shall include a detailed discussion of water system requirements, phasing and financing that shall be prepared to the satisfaction of the City.*
- Precise water system requirements shall be determined during specific project design review. Water design requirements will be subject to the provisions of site plan review by the City of Ontario.*
- Construction of water system improvements within the Project Area and water connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer (water) system deficiencies outside the Project Area resulting from the Project.*
- Prior to issuance of any building permit in the Project Area, required water system improvements shall be in place.*

Standard Condition 4.12.2: Future residential development shall implement water conservation measures in accordance with the California Plumbing Code, Title 6, Chapter 8a of the Ontario Municipal Code, and as recommended by the California Department of Water Resources in all new or substantially rehabilitated structures, including the following:

- Low flush toilets of no greater than 1.6 gallons per flush;*
- Low flow shower heads;*
- Insulation of hot water lines to provide hot water faster with less water waste and to keep hot pipes from heating cold water pipes;*
- Water pressure greater than 50 pounds per square inch be reduced to less than 50 pounds per square inch by means of a pressure reducing valve;*
- Landscape with low water consuming or drought tolerant plants in all commercial and industrial projects, and in public areas in residential projects. Landscaped areas should also be mulched to the maximum extent to reduce evaporation and maintain soil moisture;*
- Install efficient irrigation systems that minimize runoff and evaporation, and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods to consider in increasing irrigation efficiency;*
- Require projects of appropriate size to connect to the recycled water system for irrigation purposes.*

Standard Condition: 4.12.3: All City ordinances or other actions regulating the use of water approved by the City Council shall be implemented by all new development within the Project Area.

Standard Condition 4.12.4: The landscape irrigation system installed on the site shall have the capability of being retrofitted to utilize recycled water supplies when they become available, in accordance with Title 6, Chapter 8C, Recycled Water Use, of the Ontario Municipal Code.

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Standard Condition 4.12.5: The City Engineering Department shall consult with project proponents within the Redevelopment Area as to the most effective methods of reusing wastewater generated by proposed projects.

Mitigation Measures

Impacts on water services would not be significant with compliance with the standard conditions above. Thus, no mitigation measures are recommended.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would generate a demand for water and would require water supplies and services from the Ontario Utilities Department. Improvements to the on-site and off-site water system may be needed. Implementation of the standard conditions is expected to provide adequate service and reduce water demands. Mitigation for greenhouse gas emissions (MM 4.15.1) would also reduce on-site water consumption. No unavoidable significant adverse impact on water services is expected.

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4.12.2 Wastewater and Sewer Services

Environmental Setting

Sewage in the City of Ontario is conveyed on City sewer lines to the regional sewer trunks of the Inland Empire Utilities Agency (IEUA) for treatment, reclamation, and disposal.

There are existing City sewer lines on Turner Avenue, Old Guasti Road, Archibald Avenue, Airport Drive and New Guasti Road. Two sewer lines (an 8-inch line and an 18-inch line) run along Turner Avenue, which connect to a 3rd line along Turner Avenue that is owned by IEUA. An 8-inch line runs along Old Guasti Road (but is planned for removal). An 8- to 10-inch line runs along New Guasti Road, which turns south through the Specific Plan area and across the UPRR tracks to an existing 12-inch line along Airport Drive. Another 15-inch sewer line runs southerly along the west side of Archibald Avenue.

The IEUA has a 30-inch sewer trunk line (Turner Trunk Line) on Turner Avenue that runs from under the I-10 Freeway south to the UPRR tracks, where it turns east as a 39-inch line along the tracks and then along Airport Drive before turning south on Haven Avenue (as the Cucamonga Trunk Relief Sewer Line) and ultimately going into the Regional Water Recycling Plant (RP-1) located south of the SR-60 Freeway. The RP-1 treatment plant has a 44-million-gallon-per-day (mgd) capacity and currently treats an average of 31 to 38 mgd (Ryan Shaw, IEUA).

Since the site is largely vacant and the existing historic structures are not in use, sewage generation at the site is limited to that generated by the US Post Office.

New development in the City is responsible for correcting sewer deficiencies inside and downstream of the project site that is created or exacerbated by the development project, as identified in the City's Sewer Master Plan.

Threshold of Significance

Appendix G of the CEQA Guidelines states that a project could have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- ◆ Exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board; or
- ◆ Results in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Environmental Impacts

Future residential development under the proposed Specific Plan Amendment would require sewage disposal and treatment services from the City of Ontario Utilities Department and the Inland Empire Utilities Agency (IEUA).

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Sewer Services and Facilities *(Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?)*

Future residential development under the proposed Amendment would generate sewage and wastewater requiring sewage treatment and disposal. Sewer lines that would be needed to serve future residential development include new sewer lines on Old Guasti Road and Biane Lane.

Ten-inch sewer lines are proposed on Old Guasti Road and Biane Lane to serve the project site, which would connect to the existing 18-inch line on Turner Avenue. These improvements would have to be designed in accordance with the City's sewer system guidelines and criteria and approved by the City Engineer. Figure 4.12-2, *Existing and Proposed Sewer Lines*, shows the sewer lines that would serve the site.

Future residential development would have to be accompanied by the construction of the needed sewer lines on Old Guasti Road and Biane Lane to ensure adequate sewer services. As required by the City of Ontario, sewer system improvements will be built as part of future residential development in accordance with the City's Sewer System Design Guidelines and Criteria and as approved by the City Engineer.

As proposed under the Amendment, the on-site sewer system will not meet the minimum City requirements of depth (7 feet cover minimum) and velocity (2 fps minimum) at all locations. The proposed on-site sewer locations that will not meet minimum depth requirements are Line A in Via Luisa, portions of Line B in Via Tomaso, Line C in Via Old Guasti, Line C in Via Biane, Line C in Via Tomaso, Line D in Via Old Guasti, and Line D in Via Villa. The proposed locations that will not meet minimum velocity requirements are Line A in Via Gertrude, Line A in Via Pauley, portions of Line A in Via Luisa, Line D in Via Old Guasti, and Line D in Via Villa. Future residential development would have to coordinate with Ontario Engineering and Building Departments on sewer system improvements needed to serve the development, as a standard condition..

IEUA's RP-1 has approximately 6 to 13 mgd of remaining capacity to serve future development within their service area. The IEUA has indicated that there are remaining capacities within the sewer trunks and treatment plants to serve the 500 dwelling units that may be developed on the site under the proposed Amendment. Ongoing improvements and expansion plans at the treatment plant are expected to allow IEUA to adequately serve their service area. Impacts on sewer services and facilities would be less than significant.

Wastewater Treatment Requirements *(Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?)*

The proposed Amendment would allow residential development, which would generate wastewater from toilets, bathrooms and kitchens. This wastewater would be discharged into the sewer system and conveyed to RP-1 for treatment. No pre-treatment is required for domestic wastewater from residential uses. Thus, the treatment requirements of the Regional Water Quality Control Board would not be exceeded by domestic wastewater from future residential uses. The IEUA has indicated that they do not foresee any adverse impacts on their services from the proposed Amendment. Residential uses generally do not generate wastewater requiring pre-treatment. Thus, the proposed Amendment would not lead to development that would exceed the treatment requirements of the Regional Water Quality Control Board.

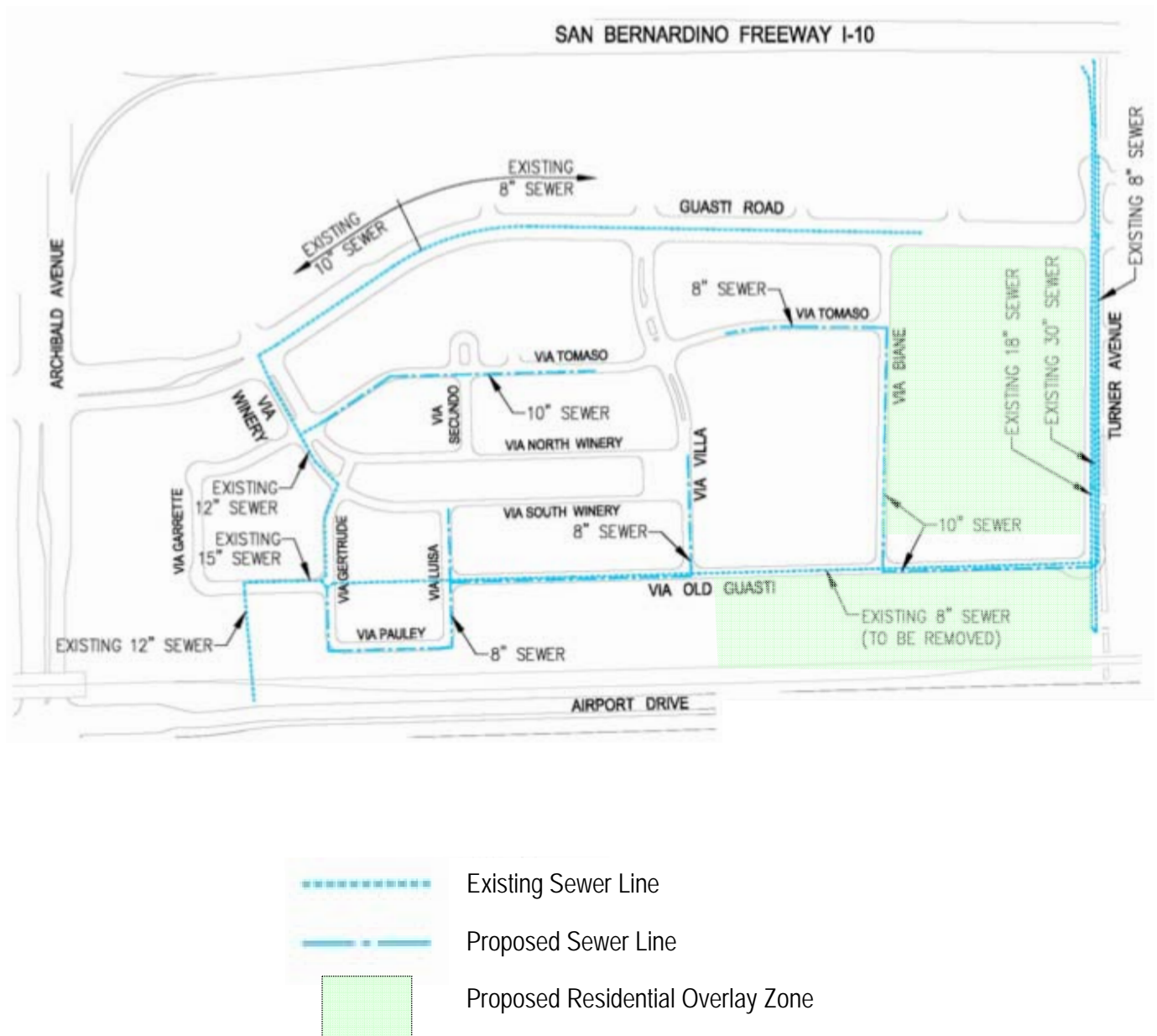


Figure 4.12-2
Existing and Proposed Sewer Lines
 Guasti Plaza Specific Plan Amendment
 Supplemental EIR



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Sewer System Capacity (Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?)

The existing US Post Office is connected to the City's public sewer system. While limited sewage generation currently occurs at the site, future residential development would require sewer services and would connect to the existing sewer lines near the project site.

Comparison of sewage generation from future residential uses and commercial development is provided in Table 4.12-2, *Estimated Sewage Generation*.

TABLE 4.12-2
ESTIMATED SEWAGE GENERATION

Land Use	Size	Sewage Generation Factor per unit/sf*	Sewage Generation	Sewage Generation Factor per acre*	Sewage Generation
Residential	500 units	270 gpd/unit	135,000 gpd	3824 gpd/acre	44,817 gpd
Office	450,000 sf	144 gpd/tsf	64,800 gpd	2200 gpd/acre	25,784 gpd
		Difference	+70,200 gpd		+19,033 gpd

gpd – gallons per day tsf – thousand square feet
 * Ontario Sewer System Design Guidelines, 2006
 Source: Proposed Guasti Plaza Specific Plan Amendment, 2008

Using the more conservative per unit or per square foot factors, approximately 135,000 gallons of wastewater and sewage would be generated by future residential development and would require disposal and treatment. This volume can be compared to the demand from planned office uses at approximately 64,800 gallons of wastewater. Thus, an increase in wastewater generation of 70,200 gallons per day is expected with residential uses under the proposed Amendment. When compared to water consumption, these estimates are higher and likely to reflect peak sewage flows. Using per acre factors, approximately 44,817 gallons of wastewater and sewage would be generated by future residential development but only 25,784 gallons of wastewater are expected from planned office uses. Thus, an increase in wastewater generation of 19,033 gallons per day is expected with residential development under the proposed Amendment.

As a standard condition, future residential development shall incorporate water conservation measures required under the California Plumbing Code and Title 6, Chapter 8a of the Ontario Municipal Code. On-site water conservation measures and a reduction in the use of potable water will also reduce sewage generation from future residential development.

Proposed changes to the text in the Specific Plan document show a recalculation of sewage flows demand from the different planning areas within Guasti Plaza. Average wastewater flows for the Guasti Winery would be 369,141 gallons per day (gpd), if residential uses are developed. Peak flow is estimated at 471,408 gpd. This is an increase over the adopted Specific Plan estimate of average flows of 324,500 gpd. Changes in average daily flows and peak flows are expected, due to the change in land use from commercial to residential and due to revisions to the assumptions and calculation methods that are used between the original Specific Plan and the proposed Amendment, with the Amendment been made to comply with the City's current Water and Sewer Design Development Guidelines and Specifications.

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Future residential development would have to be accompanied by the construction of the needed sewer lines to ensure adequate sewer services to the site. As required by the City of Ontario, sewer system improvements will be built as part of future residential development, as approved by the City Engineer. The applicant/developer would be responsible for providing the necessary sewer system capacity needed to serve the project, as identified in the City's Sewer Master Plan.

Based on information provided by the IEUA on current treatment volumes, there is 6 to 13 mgd of available capacity at RP-1 to serve the sewage treatment needs of 500 dwelling units that may be developed at the site. Since this sewage generation is estimated to be 50,400 to 135,000 gpd only, no significant adverse impacts related to sewer system capacity are expected.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate sewage and increase demand for sewage treatment. Estimates for sewage generation from existing land uses and future development were provided. The previous EIR also indicated sewer system upgrades are needed to serve the Specific Plan area, including the project site. Mitigation measures that require sewer system upgrades as part of development, available treatment capacity, water conservation, and on-site treatment, where necessary, would reduce impacts to acceptable levels.

Future residential development would change the sewage generation from the site, with an increase in sewage volume over planned office uses.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. The PAP for each Planning Area shall include a detailed discussion of sewer system requirements, phasing and financing that shall be prepared to the satisfaction of the City.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Precise sewer system requirements shall be determined during specific project design review. Sewer design requirements will be subject to the provisions of site plan review by the City of Ontario.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

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3. Prior to the issuance of any building permit in the Project Area, required sewer system improvements shall be in place.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

4. Construction of sewer system improvements within the Project Area and sewer connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer system deficiencies outside the project area resulting from the Project.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

5. At the time of building permit application submittal, all industrial and commercial users must demonstrate to the satisfaction of the City, on-site measures to reduce the load strength of the sewage.

This mitigation measure is not applicable to future residential development under the proposed Specific Plan Amendment.

6. All new development within the Project Area must obtain approval from the City of Ontario prior to occupancy. Evidence of the CBMWD (now IEUA) treatment facility's ability to serve shall be submitted prior to the issuance of building permits.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

7. Implementation of the water conservation mitigation measures above also will reduce per unit sewage flows.

Water conservation mitigation measures will be implemented by future residential development under the proposed Specific Plan Amendment, as discussed above.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated development would increase sewage generation but impacts would be less than significant with public improvement projects. Some of the mitigation measures in the Specific Plan EIR for sewer system improvements, on-site measures to reduce load strength and water conservation measures, were reiterated.

Future residential development would change the sewage generation from the site, with an increase in sewage volume over planned office uses.

Mitigation measures in the EIR for Guasti Redevelopment Plan included some of the mitigation measures in the EIR for the Guasti Plaza Specific Plan:

1. Sewer Service Impact 3.10B-1

In addition to the proposed water facility improvements discussed above, the following mitigation measures will be applied to the Project to ensure adequate wastewater capacity and water conservation:

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- Prior to the issuance of any building permit in the Redevelopment Area, required sewer system improvement shall be in place.
- At the time of building permit application submittal, all industrial and commercial users must demonstrate, to the satisfaction of the City, on-site measures to reduce the load strength of the sewage.
- Implementation of the water conservation mitigation measures above shall also be applied to reduce unit sewage flows.

This mitigation is similar to those in the Specific Plan EIR and remains applicable to future residential development under the proposed Specific Plan Amendment.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following standard condition is imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.6: Future residential development shall coordinate with the Ontario Engineering Department on off-site sewer system improvements needed to serve the site and with the Ontario Building Department for needed on-site sewer lines. Specifically, the following measures shall be implemented:

- *The revised PAP for each Planning Area shall include a detailed discussion of sewer system requirements, phasing and financing that shall be prepared to the satisfaction of the City.*
- *Precise sewer system requirements shall be determined during specific project design review. Sewer design requirements will be subject to the provisions of site plan review by the City of Ontario.*
- *Construction of sewer system improvements within the Project Area and sewer connection fees shall be the responsibility of the applicant. In addition, the applicant shall be responsible for correcting any sewer system deficiencies outside the project area resulting from the Project.*
- *Prior to the issuance of any building permit in the Project Area, required sewer system improvements shall be in place.*
- *All new development within the Project Area must obtain approval from the City of Ontario prior to occupancy. Evidence of the IEUA treatment facility's ability to serve shall be submitted prior to the issuance of building permits.*

Mitigation Measures

No significant adverse impact on sewer services is expected and, thus, no mitigation measure is recommended.

Unavoidable Significant Adverse Impacts

Future development under the proposed Amendment would generate a demand for sewage disposal and would require sewer services from the City. Sewage treatment capacity at IEUA's RP-1 Plant is available to serve future development on the site. Implementation of water conservation measures would also reduce sewage generation. Construction of sewer system

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upgrades on-site as part of future residential development, as a standard condition, is expected to provide adequate sewer service. No unavoidable significant adverse impact on sewer services is expected.

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4.12.3 Storm Drainage

Environmental Setting

Storm drainage on the largely vacant site consists of ground absorption and sheet flow to the southwest, with sheet flow entering a riser at the southwestern section of the Specific Plan area that is connected to the storm drain pipe running across the UPRR tracks.

Two 48-inch reinforced concrete pipes have been connected to two culverts running under the I-10 Freeway into the Specific Plan Area. These pipes convey runoff south into a 54- to 84-inch pipe constructed on New Guasti Road, bending southerly through the site and crossing the UPRR tracks, with stormwater entering the Cucamonga Creek farther southwest.

Turner Channel, a combination of concrete-lined open channel and underground pipe along the east side of Turner Avenue, conveys runoff from areas to the north and east of Turner Avenue southerly across the UPRR tracks.

West of Archibald Avenue, stormwater flows southerly from a box culvert under the I-10 Freeway and sheet flows south of the freeway and into a culvert under Guasti Road and again sheet flows before entering a 48-inch pipe that crosses the UPRR tracks. The runoff then flows westerly within a box culvert that connects to the Cucamonga Creek farther west.

Threshold of Significance

Appendix G of the CEQA Guidelines states that a project could have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

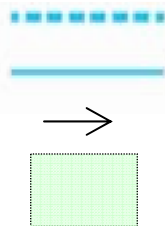
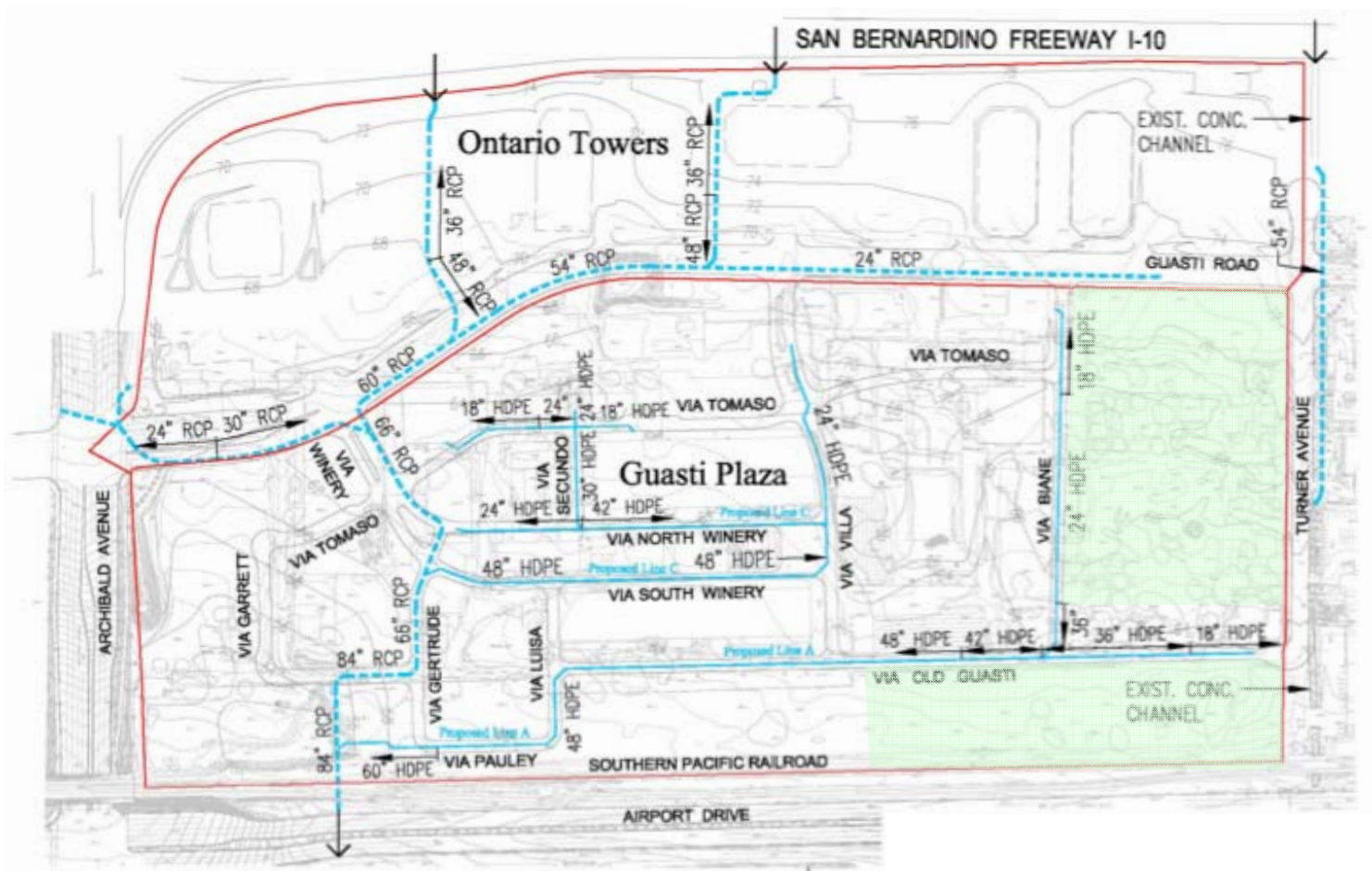
A project that causes a significant adverse impact on stormwater quality may also be considered to have a significant adverse impact on storm drainage.

Environmental Impacts

Future residential development will result in the increase in impervious surfaces that would increase runoff rates and volumes from the site.

Storm Drainage Facilities (*Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*)

Future residential development under the proposed Amendment would lead to the introduction of impervious surfaces on the site, which would change stormwater volume and runoff rate from the site. Storm drainage facilities that would be needed to serve future residential development have been identified in the proposed Amendment. Figure 4.12-3, *Existing and Proposed Storm Drainage*, shows existing and proposed storm drain facilities.



- Existing Storm Drain
- Proposed Storm Drain
- Direction of Flow
- Proposed Residential Overlay Zone

Source: Guasti Plaza Specific Plan, 2010



Figure 4.12-3
Existing and Proposed Storm Drain Lines
 Guasti Plaza Specific Plan Amendment
 Supplemental EIR

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A proposed storm drain line on Old Guasti Road will convey stormwater westerly toward the new north-south storm drain line farther west. A riser has been provided on this existing 84-inch line to serve the area east of Archibald Avenue and south of New Guasti Road. A new storm drain line is also proposed to loop around and serve the central portion of the Specific Plan area. These improvements have been designed in accordance with the City's stormwater drainage system criteria and guidelines.

Future residential development would have to be accompanied by the construction of the needed storm drain line to prevent the creation of on-site and downstream flood hazards. As required by the City of Ontario, storm drain improvements will be built as part of future residential development, as approved by the City Engineer. No significant adverse impact on storm drainage facilities is expected.

Stormwater Quality (Would the project substantially degrade stormwater quality?)

Future residential development on the site would lead to the introduction of pollutant sources that may impact water quality at Cucamonga Creek and the Santa Ana River. These pollutants include bacteria/virus, heavy metals, nutrients, pesticides, organic compounds, sediments, trash/debris, oxygen demanding substances, oil and grease that may be generated by various outdoor maintenance, vehicles, fertilizer/pesticide applications, construction, and other activities associated with urban residential land uses.

Future residential development would need to comply with NPDES mandates regarding the prevention of pollutant discharges into the stormwater through the development and implementation of Stormwater Pollution Prevention Plans (SWPPPs) during the construction phases and implementation of source control and treatment control measures as part of the Water Quality Management Plans (WQMPs) for new development. The SWPPP would identify construction-related erosion, sedimentation and pollution control measures that would be implemented during construction activities, to minimize the discharge of pollutants into the stormwater and existing drainage channels to the maximum extent practicable. The WQMP would identify the permanent site design, source control and treatment control best management practices (BMPs) that would effectively prohibit non-stormwater discharges from entering into the storm drain system and reduce the discharge of pollutants from stormwater conveyance systems to the maximum extent possible. Compliance with these standard conditions would prevent degradation of stormwater quality. Less than significant adverse impacts are expected.

This is discussed in greater detail in Section 4.8, *Hydrology, Water Quality and Flooding*.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

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Guasti Plaza Specific Plan EIR

The Guasti Plaza Specific Plan identified the needed storm drainage system improvements that would accompany future development within the Specific Plan area. The EIR summarized these improvements and called for development to be accompanied by storm drainage improvements and construction BMPs.

Future residential development would increase runoff volumes and rates and would require the construction of storm drain lines to connect to existing facilities.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. The PAP for each Planning Area shall include a detailed discussion of drainage system requirements, phasing and financing that will be prepared to the satisfaction of the City.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Construction of required storm drain improvements within the Project Areas shall be the responsibility of the applicant.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

3. Prior to the issuance of any building permit in the Project Area, required drainage system improvements consistent with the City Master Plan of Drainage shall be in place.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

4. Precise drainage system requirements will be determined during specific project design review. Drainage design requirements will be subject to the provisions of site plan review by the City of Ontario.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

5. Prior to the issuance of any building permit in the Project Area, the applicant must obtain a General Construction Activity Storm Water Runoff Permit from the State Water Resources Control Board. A Notice of Intent, in addition to applicable fees, must be submitted at least thirty (30) days prior to initiation of construction activity on the site.

This mitigation measure remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition. It is included in Section 4.8, Hydrology, Water Quality and Flooding, of this SEIR.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan stated that increases in runoff volume would exceed capacities of the existing drainage infrastructure. Infrastructure improvements are needed, along with the implementation of mitigation measures (listed in Section 4.8, *Hydrology, Water*

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Quality and Flooding), including those in the Specific Plan EIR. Impacts were expected to be less than significant after mitigation.

Consistent with the EIR for the Redevelopment Plan, future residential development would increase runoff volumes and rates and would require the construction of storm drain lines to connect to existing facilities.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following standard condition is imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.7: Future residential development shall coordinate with the Ontario Engineering Department on off-site storm drainage system improvements needed to serve the site and with the Ontario Building Department for needed on-site storm drain lines. Specifically, the following measures shall be implemented:

- The revised PAP for each Planning Area shall include a detailed discussion of drainage system requirements, phasing and financing that will be prepared to the satisfaction of the City.*
- Precise drainage system requirements will be determined during specific project design review. Drainage design requirements will be subject to the provisions of site plan review by the City of Ontario.*
- Construction of required storm drain improvements within the Project Areas shall be the responsibility of the applicant.*
- Prior to the issuance of any building permit in the Project Area, required drainage system improvements consistent with the City Master Plan of Drainage shall be in place.*

Mitigation Measures

No significant adverse impact on storm drainage is expected and, thus, no mitigation measure is recommended. Standard conditions and mitigation measures that would prevent significant adverse impacts on stormwater pollution and flood hazards are discussed in Section 4.8, *Hydrology, Water Quality and Flooding*.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would increase stormwater runoff from the site, which would be conveyed into the storm drain line proposed on Old Guasti Road. Construction of needed storm drain lines, as a standard condition, would provide adequate storm drainage to the site and the surrounding area, preventing unavoidable significant adverse impacts on storm drainage.

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4.12.4 Solid Waste Disposal

Environmental Setting

Solid waste collection and recycling services are provided by City's Solid Waste Department, with solid wastes brought to the West Valley Materials Recovery Facility for recycling and for disposal at the El Sobrante Landfill.

The West Valley Materials Recovery Facility (MRF) is located at 13373 Napa Street, just west of the City of Fontana. This MRF is owned by Burrtec and is permitted to accept 5,000 tons per day of municipal solid wastes and mixed recyclables.

Refuse from the MRF is brought to the Mid-Valley Landfill, located at 2390 North Alder Avenue in the City of Rialto. The Mid-Valley Sanitary Landfill is located at 2930 Alder Avenue in the City of Rialto. This landfill encompasses 498 acres and has a total capacity for 62 million cubic yards. As of January 2008, it had a remaining capacity of 35.27 million cubic yards and is expected to close in 2033. It has a daily limit capacity of 7,500 tons and receives an average of 2,790 tons per day.

The El Sobrante Landfill is located at 10910 Dawson Canyon in Corona and is owned by Waste Management. This landfill covers approximately 3,122 total acres and has capacity for 184.93 million tons of solid wastes. As of April 2007, it had 118.57 million tons of remaining capacity. It is permitted to accept 9,500 tons per day and is expected to operate for 35 to 40 more years. It accepts an average of 7,100 tons per day. Waste Management has a Class I hazardous waste facility in Kettleman City, California for the disposal of hazardous wastes.

In accordance with AB 939 - the California Integrated Waste Management Act, the City of Ontario implements waste diversion and recycling programs. Residential recycling is provided exclusively by the City. The City provides commercial recycling services but private recycling companies may also serve commercial uses in the City. The City also has a Household Hazardous Waste facility.

Threshold of Significance

Appendix G of the CEQA Guidelines states that a project could have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Would be served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs; or,
- ◆ Does not comply with federal, state, and local statutes and regulations related to solid waste.

Environmental Impacts

Future residential development under the proposed Amendment would generate solid wastes requiring collection and disposal at area landfills.

Landfill Capacity (*Would the project be served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs?*)

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The proposed Amendment would allow residential development, which would generate construction wastes and solid wastes requiring landfill disposal. Table 4.12-3, *Estimated Solid Waste Generation*, compares the solid waste volume from future residential and commercial uses.

TABLE 4.12-3
ESTIMATED SOLID WASTE GENERATION

Land Use	Size	Waste Generation Factor*	Estimated Waste Generation
500 dwelling units	1,001 residents	2 lbs/unit/day	2,002
450,000 sf office use	1,287 employees	23.6 lbs/emp/day	30,373
		Difference	-28,371

lbs – pounds
 * City of Ontario letter, 2009
 emp - employee

Approximately 2,002 pounds or 1.0 ton of solid wastes would be generated daily by the estimated 1,001 residents of 500 dwelling units proposed under the Amendment. This is 28,371 pounds or 14.2 tons less than the solid waste generation from planned office uses, which is estimated at 30,373 pounds or 15.2 tons per day. Residential recycling could reduce waste volume requiring landfill disposal, which is estimated at 24% citywide in 2007.

The US EPA's Characterization of Building-Related Construction and Demolition Debris in the United States estimates construction activities for multi-family structures to generate an average of 4 pounds of solid wastes per square foot of building or a total of 1.8 million pounds (900 tons) from 450,000 square feet of residential development. Non-residential structures are estimated to generate 3.89 pounds per square foot or a total of 1.75 million pounds (875 tons). Thus, slightly more construction wastes (25 tons more) would be generated by the 500 dwelling units than planned office uses of the same size.

The City of Ontario Solid Waste Department has indicated that it can provide adequate waste collection services to the proposed 500 dwelling units and existing developments in the City.

There are remaining landfill capacities and daily capacities at the Mid-Valley Landfill (4,710 tons), and El Sobrante Landfill (2,400 tons), to serve the waste disposal needs of future residential development. No significant adverse impacts on landfill capacities are expected.

Solid Waste Regulations (Would the project comply with federal, state, and local statutes and regulations related to solid waste?)

Refuse collection within the City of Ontario is provided by the City's Solid Waste Department, with recycling services at West Valley Materials Recycling Facility.

As required by the City, a Construction and Demolition Recycling Plan would be needed that recycles at least 50% of the construction wastes. With the estimated maximum of 900 tons of construction wastes, at least 450 tons would be recycled at the West Valley Materials Recycling Facility and 450 tons would be disposed at El Sobrante Landfill. Voluntary residential recycling programs could also lead to an approximately 24 percent recycling (Citywide average) or 910 pounds per day would be recycled at the West Valley Materials Recycling Facility and 2,880 pounds would be disposed at El Sobrante Landfill at occupancy of the dwelling units.

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The proposed Amendment includes a Recycling Plan that will require future owners and tenants to work with the City of Ontario to develop a recycling plan for all uses within the Guasti Plaza Specific Plan that is consistent with and meets or exceeds the goals of the City of Ontario's recycling policies. Trash enclosures throughout the site will accommodate designated recycling waste bins in addition to standard trash bins. The use of trash receptacles that include separate recycling containers is also encouraged throughout the site.

As indicated earlier, there is capacity at the MRF and landfills serving the site to accommodate solid waste generation from future residential development. Impacts are expected to be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan indicated that future development within the Specific Plan area would generate solid wastes requiring landfill disposal at Milliken Landfill (now closed). Estimates of waste generation from existing and future development were provided. Mitigation to utilize compactors and proper disposal of hazardous wastes were recommended. Impacts would be reduced but demand for landfill space would not be eliminated.

Future residential development would change the solid waste generation from the site, with a decrease in waste volume over planned office uses.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. Where feasible, commercial and industrial buildings shall install refuse compacting equipment to substantially reduce the number of refuse hauling trips and allow for more effective and sanitary disposal. Prior to the submittal of any building permit application within the Project Area, the City shall determine the feasibility of such installation.

This mitigation is not applicable to future residential development under the proposed Specific Plan Amendment.

2. Any hazardous waste that is generated on-site, or is found on-site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported to an appropriate disposal facility by a licensed hauler in accordance with appropriate local, State and Federal laws, as well as with the City's Source Reduction and Recycling Element of the General Plan. All National Pollution Discharge Elimination System (NPDES) requirements shall be satisfied.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

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Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated development would increase solid waste generation but service and disposal impacts would be less than significant. Mitigation measures in the Specific Plan EIR were reiterated.

Future residential development would change the solid waste generation from the site, with a decrease in waste volume over planned office uses.

A number of mitigation measures were provided in the EIR for Guasti Redevelopment Plan, which included the mitigation measures in the EIR for the Guasti Plaza Specific Plan:

1. Solid Waste Disposal

Although not significant to further mitigate Project impact to the local and regional solid waste system, the following measures should be applied to the Project:

- Commercial and industrial buildings shall install refuse compacting equipment to substantially reduce the number of refuse hauling trips and allow for more effective and sanitary disposal prior to the submittal of any building permit application within the Project Area, the City shall determine the feasibility of such installation.
- Any hazardous waste that is generated on-site, or is found on-site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported to an appropriate disposal facility by a licensed hauler in accordance with appropriate local, State and Federal laws, as well as with the City's Source Reduction and Recycling Element of the General Plan.

The first bullet under this mitigation is not applicable to future residential development under the proposed Specific Plan Amendment. The second bullet remains applicable to future residential development, as a standard condition.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan, the following standard conditions are imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.8: Future residential development shall implement waste reduction, disposal, and recycling measures during construction and operations in accordance with Title 6, Chapter 3 (Integrated Solid Waste Management) of the City's Municipal Code. This includes the development and implementation of a Construction and Demolition Recycling Plan, during the construction phase of the project.

Standard Condition 4.12.9: Any hazardous waste that is generated on-site, or is found on-site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported to an appropriate disposal facility by a licensed hauler in accordance with appropriate local, State and Federal laws, as well as with the City's Source Reduction and Recycling Element.

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Mitigation Measures

No significant adverse impact on solid waste disposal is expected and, thus, no mitigation measure is recommended. However, mitigation in Section 4.15, *Greenhouse Gases and Climate Change*, calls for an additional waste reduction measure:

- *Participate in green waste collection and recycling programs for landscape maintenance*

This will further reduce disposal requirements and demand for landfill capacity from the future residential development under the proposed Amendment.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would generate solid wastes and would require disposal services from the City of Ontario, recycling capacity at the West Valley MRF and landfill capacity at the EL Sobrante Landfill and Mid-Valley Sanitary Landfill. Existing landfill capacities are available to serve future development on the site. Implementation of waste reduction and recycling measures and the standard conditions would reduce solid waste generation from future residential development. No unavoidable significant adverse impact on solid waste disposal services is expected.

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4.12.5 Electrical Power Service

Environmental Setting

The Southern California Edison Company (SCE) provides electrical power services to the project area, the City of Ontario, and the majority of the Inland Empire. SCE is one of the largest electric utility agencies in the United States. On an average day, SCE provides power to more than 13 million individuals, 180 cities, 5,000 large businesses, and 280,000 small businesses in its 50,000-square-mile service area in coastal, central, and southern California. The company's distribution system includes 16 utility interconnections and 4,990 transmission and distribution circuits.

There are overhead power lines on Turner Avenue and across the site, as well as underground lines and streetlights on New Guasti Road.

Electrical power use at the site is limited for the needs of the US Post Office.

Threshold of Significance

A project is considered to have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects;
- ◆ Results in inadequate services to existing customers; or
- ◆ Sufficient energy resources are not available to serve the project.

Environmental Impacts

Future residential development under the proposed Specific Plan Amendment would require electrical power supplies and services from SCE.

Electrical Power System and Facilities (Would the project require or result in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?)

Future residential development under the proposed Amendment would require power services and would connect to existing power lines near the site. Estimates of power consumption from future residential, as compared to commercial development on the project site, are provided in Table 4.12-4, *Estimated Power Consumption*.

TABLE 4.12-4
ESTIMATED POWER CONSUMPTION

Land Use	Size	Consumption Factor*	Estimated Consumption
500 dwelling units	1,001 residents	5626.5 kWh/du/yr	2.81 million kWh
450,000 sf office use	1,287 employees	12.95 kWh/sf/yr	5.83 million kWh
		Difference	-3.02 million kWh

kWh – kilo-watt hour du – dwelling unit
sf – square foot/square feet yr - year
* SCAQMD CEQA Air Quality Handbook, 1993, as amended

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As shown, approximately 2.81 million kilowatt-hours of electricity is needed by future residential development, which can be compared to the demand from office uses at approximately 5.83 million kilowatt-hours. Thus, a decrease in future power consumption of 3.02 million kilowatt-hours is expected with residential uses under the proposed Amendment.

SCE has indicated that the electrical loads for the project are within the parameters for projected load growth in the area and that they can serve all customers' loads with planned distribution resources. Incorporation of energy conservation measures into future residential development would contribute to the energy savings goal. Power services will need to be coordinated with SCE to ensure timely provision and construction of the needed connections and power lines on the site. Impacts are expected to be less than significant.

Change to Existing Services (Would the project result in inadequate services to existing customers?)

Existing power lines crossing the site and on Turner Avenue would be removed and replaced with underground conduits along abutting streets and internal roads. This would be coordinated with SCE.

SCE has indicated that while total system demand is expected to increase annually, they have plans for new distribution resources and can serve all customers. Thus, no adverse impacts to existing power services by SCE are expected.

Energy Resources (Would sufficient energy resources be available to serve the project?)

As stated earlier, SCE has indicated that they have plans for new distribution resources and can serve all customers. Thus, no significant adverse impacts on energy resources are expected with future residential development under the proposed Amendment. Energy conservation measures are also expected to result in energy savings.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The Guasti Plaza Specific Plan EIR analyzed impacts related to electrical power services, and estimates an increase in power consumption to approximately 4.3 million kilowatt-hours per month at buildout.

Future residential development would change the power consumption on the site, with a decrease in demand over planned office uses.

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

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1. Project design and operation shall implement energy conservation measures to conform to Title 24 requirements, and any other applicable requirements of the City of Ontario

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Project design and operation shall comply with the California Code of Regulations and local Building and Safety Codes guidelines for construction of more energy efficient structures. To reduce visual impacts, undergrounding of utility lines should be required in design specifications or development projects within the Project Area.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

Guasti Redevelopment Plan EIR

The Guasti Redevelopment Plan EIR did not analyze impacts related to electrical power demand and services.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan, the following standard conditions are imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.10: Future residential development shall coordinate with the SCE on power line extensions, undergrounding, and service connections to serve individual dwelling units and on-site facilities.

Standard Condition 4.12.11: Future residential development shall implement energy conservation measures, as required under Title 24, Part 6, of the California Code of Regulations (California's Energy Efficiency Standards for Residential and Nonresidential Buildings).

Mitigation Measures

No significant adverse impact on power services is expected and, thus, no mitigation measure is recommended. However, mitigation in Section 4.15, *Greenhouse Gases and Climate Change*, calls for additional energy conservation measures, such as:

- *Construct new residential buildings to exceed current California Title 24 energy efficiency requirements by twenty (20) percent.*
- *Maximize use of low pressure sodium and/or fluorescent lighting*
- *Require acquisition of new appliances and equipment to meet Energy Star certification*

This will further reduce energy demand from the future residential development under the proposed Amendment.

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Unavoidable Significant Adverse Impacts

Future residential developments under the proposed Amendment would generate a demand for electrical power and would require services from SCE. Existing power supplies are available to serve future development on the site. Extension of existing lines to individual dwelling units and implementation of energy conservation measures under Title 24 are expected to provide adequate service and reduce energy demands. Mitigation for greenhouse gas emissions (MM 4.15.1) would further reduce on-site energy consumption. No unavoidable significant adverse impact on power services is expected.

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4.12.6 Natural Gas Service

Environmental Setting

Sempra Utilities (formerly the Southern California Gas Company) provides natural gas services to the City of Ontario, including the project site. Sempra is the nation's largest natural gas distribution utility, with approximately 20.3 million customers and 5.7 million meters in 500 communities. The company's service area encompasses 20,000 square miles throughout most of central and southern California, from Visalia to the Mexican border. Sempra delivered 2.483 million cubic feet of gas per day in 2005. Like other privately-owned utilities in the State, Sempra's operations are regulated by the California Public Utilities Commission.

The US Post Office on the site does not use natural gas at this time.

Threshold of Significance

A project is considered to have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects;
- ◆ Results in inadequate services to existing customers; or
- ◆ Sufficient energy resources are not available to serve the project.

Environmental Impacts

Future residential development under the proposed Specific Plan Amendment would require natural gas supplies and services from Sempra Utilities.

Natural Gas System and Facilities (Would the project require or result in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?)

Future residential development would create a direct demand for natural gas. Since energy demand is highly variable between various types of appliances and machinery/equipment, estimates of natural gas consumption are difficult to make without more detailed information on the types of equipment and appliances that would be used in the proposed buildings. Table 4.12-5, *Estimated Natural Gas Consumption*, provides general estimates of natural gas consumption from future residential uses, as compared to commercial office development on the project site.

TABLE 4.12-5
ESTIMATED NATURAL GAS CONSUMPTION

Land Use	Size	Consumption Factor*	Estimated Consumption
500 dwelling units	1,884 residents	4011.5 cf/du/mo	2.01 million cf/mo
450,000 sf office use	1,364 employees	2.0 cf/sf/mo	0.9 million cf/mo
		Difference	+1.11 million cf/mo
cf - cubic feet du - dwelling unit mo – month			
sf – square foot/square feet			
* SCAQMD CEQA Air Quality Handbook, 1993, as amended			

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As shown, approximately 2.01 million cubic feet of natural gas per month is needed by future residential development, which can be compared to the demand from office uses at approximately 0.9 million cubic feet per year. Thus, an increase in future natural gas consumption of 1.11 million cubic feet per month is expected with future residential development under the proposed Amendment.

Natural gas service connection would need to be coordinated with Sempra to allow for timely and adequate service to the project. No adverse impacts on the existing gas lines or natural gas services and facilities are expected with future residential development.

Change to Existing Services (Would the project results in inadequate services to existing customers?)

Natural gas service connection that is made in coordination with Sempra will ensure that no disruption of service to adjacent land uses and no impacts to existing facilities or services of Sempra will occur with future residential development. Energy conservation measures would also reduce natural gas consumption from future residential development. Impacts on existing services would be less than significant.

Natural Gas Resources (Would sufficient energy resources be available to serve the project?)

Sempra provides natural gas service on demand. The natural gas resources that would be utilized by future residential development would represent a minor proportion of the resources of Sempra, when compared to its service area (20,000 square miles) and customer base (20.3 million customers). Thus, less than significant adverse impacts are expected on gas resources in the region.

Energy conservation measures would further reduce the gas consumption from future residential development. Impacts on natural gas resources are expected to be less than significant.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Guasti Plaza Specific Plan EIR

The Guasti Plaza Specific Plan EIR analyzed impacts related to natural gas services, and estimates an increase in gas consumption to approximately 7.9 million cubic feet per month at buildout.

Future residential development would change the natural gas consumption on the site, with an increase in demand over planned office uses.

Section 4.12: Utilities

A number of mitigation measures were provided in the EIR for Guasti Plaza Specific Plan:

1. All new natural gas services and facilities built for development within the Guasti community will be in accordance with the policies and rules of the California Public Utilities Commission and federal regulatory agencies.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

2. Project design and operations shall incorporate and implement those energy conservation measures as appropriate to conform to California Code of Regulations Title 24 requirements.

This mitigation remains applicable to future residential development under the proposed Specific Plan Amendment, as a standard condition.

Guasti Redevelopment Plan EIR

The Guasti Redevelopment Plan EIR did not analyze impacts related to natural gas demand and services.

Standard Conditions and Mitigation Measures

Standard Conditions

Consistent with the mitigation measures in the EIR for the Guasti Plaza Specific Plan, the following standard conditions are imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.12: Future residential development shall coordinate with Sempra Utilities on gas line extensions and connections to serve individual dwelling units and facilities on-site.

Standard Condition 4.12.13: All new natural gas services and facilities built for development within the Guasti community will be in accordance with the policies and rules of the California Public Utilities Commission and federal regulatory agencies.

Standard Condition 4.12.14: Project design and operations shall incorporate and implement those energy conservation measures as appropriate to conform to California Code of Regulations Title 24 requirements.

Mitigation Measures

No significant adverse impact on natural gas services is expected and, thus, no mitigation measure is recommended.

Unavoidable Significant Adverse Impacts

Future residential development under the proposed Amendment would generate a demand for natural gas and would require services from Sempra Utilities. Existing natural gas supplies are available to serve future development on the site. Implementation of energy conservation measures would also reduce energy demands and natural gas consumption. Implementation of

Section 4.12: Utilities

the standard conditions is expected to ensure adequate service. No unavoidable significant adverse impact on natural gas services is expected.

Section 4.12: Utilities

4.12.7 Telephone and Cable Television Services

Environmental Setting

Verizon provides telephone services to the project area as the Local Exchange Carrier, while Time Warner Communications provides cable television services. Telephone lines are present on Turner Avenue, east of the site. There are no existing cable lines located near the site. The nearest cable facilities to the site are located north of the I-10 Freeway.

Threshold of Significance

A project is considered to have a significant adverse impact on utilities, if implementation of the project results in any of the following:

- ◆ Requires or results in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects; or
- ◆ Results in inadequate services to existing customers.

Environmental Impacts

Future residential development under the proposed Amendment may require telephone services from Verizon and cable services from Time Warner.

Telephone and Cable System and Facilities (Would the project require or result in the construction of new utility facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects?)

Verizon and Time Warner provide service on demand, with new facilities and lines constructed as needed to serve future developments. Verizon has indicated that telephone services to the site would require connection to their existing lines on Turner Avenue and the upgrade of existing facilities. This will require coordination with Verizon when development plans are developed.

The cable lines north of the I-10 Freeway would need to be extended south to the project site, in order to obtain service from Time Warner. This extension will allow for the adequate provision of broadband service to the entire development area by Time Warner.

Future residential development would need to coordinate with Verizon and Time Warner to ensure the timely provision of telephone and cable services to the project site. At that time, Verizon and Time Warner would review their existing facilities in relation to the proposed project and develop a plan for service expansion as necessary. No significant adverse impacts are expected.

Change to Existing Services (Would the project result in inadequate services to existing customers?)

Future residential development under the proposed Specific Plan Amendment will create a direct demand for telephone and cable services. Demand for telephone and cable services would be dependent on the needs of individual households or businesses.

Section 4.12: Utilities

Extension of existing telephone and cable lines to the site is not expected to result in changes to existing telephone and cable services to adjacent areas. Coordination with Verizon and Time Warner will ensure that no disruption in existing services occurs and that telephone and cable services to future residential development are adequate and timely.

Time Warner has indicated that it does not anticipate any long-term implications related to their services to future residential development on the site. No significant adverse impacts on telephone and cable services are expected.

Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

The Guasti Plaza Specific Plan EIR and the Guasti Redevelopment Plan EIR did not analyze impacts related to Telephone and Cable Systems and Facilities.

Future residential development under the proposed Amendment may require telephone services from Verizon and cable services from Time Warner. Impacts are expected to be less than significant.

Standard Conditions and Mitigation Measures

Standard Conditions

The following standard condition is imposed on all development projects and will be required as part of future residential development on the site:

Standard Condition 4.12.15: Future residential development shall coordinate with Verizon on telephone line extensions and with Time Warner for cable services needed to serve residential units on-site.

Mitigation Measures

No significant adverse impact on telephone and cable services is expected and, thus, no mitigation measure is recommended.

Unavoidable Significant Adverse Impacts

Future residential development under the Amendment would generate a demand for telephone and cable television services and would require the expansion of facilities and services from Verizon and Time Warner. Existing telephone and cable lines would be extended into the site to serve the demand from future residential development. No unavoidable significant adverse impacts on telephone and cable television services are expected.