

5. Environmental Analysis

5.16 UTILITIES AND SERVICE SYSTEMS

This section of the Draft Environmental Impact Report (DEIR) discusses the current conditions for utility providers, including water, wastewater, stormwater, solid waste, electricity, and natural gas services, and the Ontario Ranch Business Park Specific Plan's (proposed project) effects on these providers.

The following analysis in this section is based, in part, on service provider questionnaire responses and the following technical study information obtained from:

- *Preliminary Hydrology Calculations for the Ontario Ranch Commerce Center*, Thienes Engineering Inc., July 25, 2019. (Appendix I1)
- *Preliminary Water Quality Plan for the Ontario Ranch Commerce Center*, Thienes Engineering Inc., August 28, 2018. (Appendix I2)
- *Water Supply Assessment for the Ontario Ranch Business Park Specific Plan*, PlaceWorks, July, 2019. (Appendix M)

Complete copies of these studies are included in the Draft EIR Appendices I1, I2, and M.

5.16.1 Wastewater Treatment and Collection

5.16.1.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

Clean Water Act and National Pollution Elimination Discharge System

The Clean Water Act establishes regulations to control the discharge of pollutants into the waters of the United States and regulates water quality standards for surface waters (US Code, Title 33, §§ 1251 et seq.). Under the act, the US Environment Protection Agency is authorized to set wastewater standards and runs the National Pollutant Discharge Elimination System (NPDES) permit program. Under the NPDES program, permits are required for all new developments that discharge directly into Waters of the United States. The federal Clean Water Act requires wastewater treatment of all effluent before it is discharged into surface waters. NPDES permits for such discharges in the project region are issued by the Santa Ana Regional Water Quality Control Board.

State

State Water Resources Control Board: Statewide General Waste Discharge Requirements

The General Waste Discharge Requirements specify that all federal and state agencies, municipalities, counties, districts, and other public entities that own or operate sanitary sewer systems greater than one mile in length that collect and/or convey untreated or partially treated wastewater to a publicly owned treatment facility in the State of California need to develop a Sewer Master Plan. The plan evaluates existing sewer

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collection systems and provides a framework for undertaking the construction of new and replacement facilities in order to maintain proper levels of service. The master plan includes inflow and infiltration studies to analyze flow monitoring and water use data, a capacity assurance plan to analyze the existing system with existing land use and unit flow factors, a condition assessment and sewer system rehabilitation plan, and a financial plan with recommended capital improvements and financial models.

General Pretreatment Regulations for Existing and New Sources of Pollution

The General Pretreatment Regulations establish responsibilities of Federal, State, and local government, industry, and the public to implement National Pretreatment Standards to control pollutants which pass through or interfere with treatment processes in Publicly Owned Treatment Works (POTW) or which may contaminate sewage sludge. Pretreatment standards are pollutant discharge limits which apply to industrial users.

Local

Inland Empire Utilities Agency Water Quality Control Plants NPDES Permit

Wastewater discharge requirements for the Inland Empire Utilities Agency (IEUA) Regional Water Recycling Plant No. 1 (RP-1) and Regional Water Recycling Plant No. 5 (RP-5) are detailed in Order No. RS-2015-0036 NPDES No. CA8000409. The permit includes the conditions needed to meet minimum applicable technology-based requirements. The permit includes limitations more stringent than applicable federal technology-based requirements where necessary to achieve the required water quality standards.

Inland Empire Utilities Agency Regional Wastewater Ordinance No. 97

The IEUA's Regional Wastewater Ordinance No. 97 sets forth uniform requirements for industrial users of the IEUA's regional sewage system to comply with all applicable state and federal laws, including the CWA, the General Pretreatment Regulations, and the California Water Code. The objective of the ordinance is to prevent the introduction of pollutants into the POTWs that will interfere with their operation or that will pass through the POTWs, inadequately treated, into receiving waters.

City of Ontario Water and Sewer Design Development Guidelines

The City of Ontario Water and Sewer Design Development Guidelines ensures that water and sewer facilities constructed in the City are complete, correctly operating, and in compliance with government codes and good water and wastewater industry practice. The guidelines also provide interested parties with the City's procedures, policies, and requirements for the design and construction of new water and wastewater infrastructure.

City of Ontario Municipal Code

Chapter 7, *Public Sewer System*, of the Municipal Code sets forth uniform requirements for direct and indirect contributors into the City of Ontario sewerage system and IEUA treatment system, and enables the City to comply with all applicable State and Federal laws, including the Clean Water Act and the General Pretreatment Regulations, and subsequent amendments to each.

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City of Ontario Policy Plan

The City of Ontario’s Policy Plan contains policies and goals addressing wastewater infrastructure. Table 5.16-1 provides a summary of these goals and policies.

Table 5.16-1 Ontario Policy Plan Goals and Policies Relevant to Wastewater Utilities

Goal/Policy No.	Goal/Policy
ER1	A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.
ER1-8	<i>Wastewater Management.</i> We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

Source: Ontario 2009.

Existing Conditions

Wastewater Conveyance

The City is divided into two distinct areas, Old Model Colony (OMC) and New Model Colony (NMC). The two areas are generally divided by Riverside Drive. OMC consists of existing residential, commercial, and industrial developments. It comprises approximately 36 square miles. NMC is an agricultural area that was annexed to the City in 1999. It is approximately 13 square miles and currently consists of primarily agricultural land.

The existing OMC sewer collection system is made up of a network of gravity sewers, pump stations, and force mains. The gravity system consists of approximately 365.7 miles of pipe and 7,582 manholes and cleanouts. The system also includes three pump stations and 11,588 feet of associated force mains. The total existing average sewer load for OMC is estimated at 18.75 million gallons per day (mgd). With an existing population of 174,536 persons, this is equivalent to approximately 107 gallons per day (gpd) per person.

The ultimate sewer collection system will include service to NMC. The proposed project is in the NMC and no sewer lines currently run in the vicinity of the project site. Approximately 140,000 feet of additional trunk sewer will be added to the City’s system in NMC, ranging in size from 12-inches to 36-inches (AKM 2012a). It would be financially infeasible for residential development to bear the cost of infrastructure improvements required to support a residential development (refer to Section 5.12.1.1 of this DEIR).

Wastewater Treatment

Regional wastewater services are provided to the City of Ontario and its neighboring agencies by the IEUA. Several regional trunk sewers collect sewage generated in the City and transport it to IEUA’s RP-1 and RP-5. RP-1, located south of the Pomona Freeway (SR-60) and west of Cucamonga Creek, has been in operation since 1948 and has a current capacity of 44 mgd. RP-1 also serves the Cities of Rancho Cucamonga, Upland, Montclair, Fontana, and portions of unincorporated San Bernardino County (AKM 2012a). The plant treats an average influent wastewater flow of approximately 28 mgd (IEUA 2019a).

IEUA began operation of RP-5 in March 2004. RP-5 is located in the City of Chino at the southeast corner of Kimball Avenue and El Prado Road. Sewage generated in the NMC, as well as the wastewater flows

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diverted from the OMC sewer pump station tributary areas are treated at RP-5 (AKM 2012a). The plant has a wastewater treatment capacity of 15 mgd and treats an average influent wastewater flow of approximately 9 mgd (IEUA 2019b).

IEUA had originally planned to bypass an average flow of up to 20 mgd from RP-1 to RP-5 via the NMC sewer system and Kimball Interceptor Sewer located on Kimball Avenue west of Baker Street. The first NMC sewer constructed (Eastern Trunk Sewer) was designed to carry 9 mgd of bypass flow from RP-1. Currently, IEUA does not expect to pursue the remaining 11 mgd bypass capacity in the NMC sewer system (AKM 2012a).

5.16.1.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

- U-3 Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

5.16.1.3 PLANS, PROGRAMS, AND POLICIES

- PPP WW-1 The proposed project will be designed, constructed, and operated in accordance with the IEUA Regional Wastewater Ordinance No. 97. All industrial wastewater discharges into IEUA facilities shall be required to comply with the discharge standards set forth to protect the POTWs.

- PPP WW-2 The project's sewer infrastructure improvements will be designed, constructed, and operated in accordance with the City of Ontario Water and Sewer Design Development Guidelines.

- PPP WW-3 The proposed project will be designed, constructed, and operated in accordance with the requirements of the City's Municipal Code Chapter 7, *Public Sewer System*, to protect the City of Ontario sewerage system and IEUA treatment system.

5.16.1.4 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.16-1: The proposed project would not result in the relocation or construction of new or expanded wastewater facilities the construction or relocation of which would cause significant environmental effects. [Threshold U-1]

The project site is located in the NMC and is within IEUA's wastewater service area boundary. Wastewater conveyance will be provided by the City of Ontario.

Wastewater Conveyance

There are no existing sewer mains in the vicinity of the project site that are within the jurisdiction of the City of Ontario and the proposed project would require the construction of both on- and off-site sewer mains. It would be financially infeasible for residential development to bear the cost of infrastructure improvements required to support a residential development (refer to Section 5.12.1.1 of this DEIR). The City of Ontario's 2012 Sewer Master Plan shows the existing infrastructure serving the project area as well as the ultimate sewer system. The ultimate sewer collection system will include approximately 140,000 feet of additional trunk sewer to serve the NMC. The sewer master plan includes a Capital Improvement Program (CIP) to ensure adequate long-range planning for implementing the City's sewer infrastructure improvements in line with the City's 2010 General Plan buildout scenario.

The proposed project includes a network of new public sewer mains (see Figure 3-9), consistent with the City's 2012 Sewer Master Plan. An 18-inch sewer main would connect from Eucalyptus Avenue along Euclid Avenue to the existing IEUA interceptor trunk main located in Kimball Avenue to the south in the City of Chino. The IEUA interceptor trunk sewer main is 54-inches east of Euclid and 60-inches west of Euclid Avenue. An 18-inch sewer main will run along Merrill Avenue from Euclid Avenue to Sultana and an 8-inch sewer line will connect from Merrill Avenue north along Sultana Avenue. An eight-inch private main will also be installed in an on-site easement to provide for connections at the northeast portion of the site. Six-inch sewer laterals will connect buildings to sewer mains. The ultimate sizing and alignment of the sewer shall be consistent with the Sewer Master Plan, the City's Water and Sewer Design Development Guidelines, the Municipal Code, and/or a City conducted and approved hydraulic analysis. A Sewer Sub-Area Master Plan shall be prepared for each Tract Map and development within the Specific Plan.

As shown in the WSA for the proposed project, the indoor water demand for the proposed project is less than the water demand anticipated in the 2010 General Plan buildout scenario for the project site. Wastewater generation can be conservatively assumed to be equal to 100 percent of indoor water demand. Therefore, wastewater generation from the proposed project would be less than wastewater generation rates assumed for the project site in the general plan. Since the sewer master plan is based on the general plan buildout scenario, the proposed project would not require expansion of the wastewater infrastructure specified for the project site in the sewer plan. Therefore, no additional offsite extensions or expansions to the planned sewer system serving the region would be required. On-site construction of the proposed sewer infrastructure would include an eight-inch private main installed in an on-site easement to provide for connections at the northeast portion of the site. Six-inch sewer laterals would connect buildings to sewer mains. Sizing and alignment of sewers would be within constructed in compliance with the City's Water and Sewer Design Development Guidelines and the Municipal Code. The necessary installation of onsite sewer lines and connections to the

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existing line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this EIR.

Therefore, the proposed project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Level of Significance before Mitigation: With implementation of PPP WW-2, and PP WW-3 Impact 5.16-1 would be less than significant.

Impact 5.16-2: Project-generated wastewater could be adequately treated by the wastewater service provider for the project. [Threshold U-3]

The project site is located in the NMC and is within IEUA's wastewater service area boundary. The proposed project will be served by the RP-5 wastewater treatment plant.

Buildout of the proposed project would generate approximately 129,360 gpd of wastewater which is equal to the indoor water demand as shown in Table 5.16-4. As stated above, the current liquid treatment capacity of RP-5 is 15 mgd, and the plant treats an average of 9 mgd. Thus, RP-5 has a remaining wastewater treatment capacity of 6 mgd. The proposed project's generated wastewater would represent less than three percent of the RP-5's remaining treatment capacity. Therefore, wastewater generated by the proposed project would be adequately treated at the RP-5.

RP-5 is required by federal and state law to meet applicable standards of treatment plant discharge requirements subject to Order No. RS-2015-0036 NPDES No. CA8000409. The permit includes the conditions needed to meet minimum applicable technology-based requirements. The NPDES permit regulates the amount and type of pollutants that the system can discharge into receiving waters. RP-5 is operating in compliance with and would continue to operate subject to state waste discharge requirements and federal NPDES permit requirements, as set forth in the NPDES permit and order. Furthermore, the proposed project will comply with IEUA's Ordinance No. 97 ensuring that wastewater discharge into the sewer system is compliant with the NPDES permit conditions, bio-solid use and disposal requirements, and any other federal or state laws.

The additional wastewater (quantity and type) that would be generated by the proposed project and treated by the RP-5 would not impede the treatment plant's ability to continue to meet its wastewater treatment requirements. Impacts on wastewater treatment would be less than significant.

Level of Significance before Mitigation: With implementation of PPP WW-1, PPP WW-2, and PP WW-3 Impact 5.16-2 would be less than significant.

5.16.1.5 CUMULATIVE IMPACTS

The area considered for cumulative impacts to wastewater treatment is IEUA's RP-5 service area. The area considered for cumulative impacts to wastewater conveyance systems is the NMC area. Future growth in the NMC, in accordance with the Ontario Plan, would result in increases in wastewater flow. These include

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increases in residential, commercial, and industrial effluent. Expansion and/or capacity upgrades to the existing sewer collection lines would be required due to the change in land use in the NMC. The Sewer Master Plan projects daily wastewater generation in line with land use changes associated with the Ontario Plan. The sewer master plan presents preliminary sizes, alignments and construction cost estimates needed to mitigate existing drainage deficiencies and support future build-out conditions (AKM 2012a). Sewer collection system expansions would be based on the Sewer Master Plan and would be constructed with development in the NMC. Through the use of connection fees and agreements, the IEUA is able to maintain and expand its wastewater collection system as necessary and is able to ensure that new developments pay their fair-share costs associated with increased demand. Therefore, there would be no significant cumulative impacts on wastewater collection.

The City wastewater effluent in the NMC is directed mainly to RP-5. The 2035 projected quantities of wastewater that need to be treated at RP-5 is 18.4 mgd, an increase of 9.4 mgd from current production rates (IEUA 2018). The 20-year IEUA's CIP includes expanding the capacity of RP-5 to 22.5 mgd. The CIP also developed a capacity fee charged to new development to fund the needed capacity. Furthermore, IEUA annually prepares a wastewater treatment master plan and flow projections for all its contracting agencies, including Ontario. The IEUA improvement plan is sequenced considering the rate of development to ensure adequate treatment capacity exists at time of building permits but is phased to eliminate premature construction of unneeded capacity. Assuming the proposed plant expansions would be completed prior to increased urban development and the treatment of water at these plants would continue to meet the water quality standards of the Santa Ana RWQCB, there would be no significant cumulative impacts on wastewater treatment.

5.16.1.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval, Impacts 5.16-1 and 5.16-2 would be less than significant.

5.16.1.7 MITIGATION MEASURES

No mitigation measures required.

5.16.1.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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5.16.2 Water Supply and Distribution Systems

5.16.2.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

Federal Safe Drinking Water Act

The Safe Drinking Water Act (SDWA), the principal federal law intended to ensure safe drinking water to the public, was enacted in 1974 and has been amended several times since it came into law. The Act authorizes the U.S. Environmental Protection Agency (EPA) to set national standards for drinking water, called the National Primary Drinking Water Regulations, to protect against both naturally-occurring and man-made contaminants. These standards set enforceable maximum contaminant levels in drinking water and require all water providers in the United States to treat water to remove contaminants, except for private wells serving fewer than 25 people. In California, the State Water Resources Control Board (SWRCB) conducts most enforcement activities. If a water system does not meet standards, it is the water supplier's responsibility to notify its customers.

State

Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Water Quality Control Act (Water Code Sections 13000 et seq.), which was passed in California in 1969 and amended in 2013, the SWRCB has authority over State water rights and water quality policy. This Act divided the state into nine regional basins, each under the jurisdiction of a Regional Water Quality Control Board (RWQCB) to oversee water quality on a day-to-day basis at the local and regional level. RWQCBs engage in a number of water quality functions in their respective regions. RWQCBs regulate all pollutant or nuisance discharges that may affect either surface water or groundwater. Ontario is overseen by the San Ana Area RWQCB.

California Senate Bill 610 and 221

Senate Bill (SB) 610 and SB 221 were amended in 2001 to assure coordination between the local water and land use decisions to confirm that California cities and communities are provided with adequate water supply. Specific projects are required to prepare a Water Supply Assessment (WSA). The WSA is composed of information regarding existing and forecasted water demands, as well as information pertaining to available water supplies for the new development.

The following projects are required to prepare a WSA:

- Residential developments consisting of more than 500 homes, or
- A business employing more than 1,000 people or having more than 500,000 square feet;

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- A commercial office building employing more than 1,000 people or having more than 250,000 square feet of floor space;
- A hotel having more than 500 rooms;
- An industrial complex with more than 1,000 employees and occupying more than 40 acres of land; or
- A mixed-use project that requires the same or greater amount of water as a 500 dwelling-unit project.

SB 221 requires written verification that there is sufficient water supply available for new residential subdivisions that include over 500 dwelling units or meet the other requirements listed above. The verification must be provided before commencement of construction for the project.

Urban Water Management Planning Act

The Urban Water Management Planning Act of 1983 (Water Code §§ 10610 et seq.) requires water suppliers to:

- Plan for water supply and assess reliability of each source of water over a 20-year period in 5-year increments.
- Identify and quantify adequate water supplies, including recycled water, for existing and future demands in normal, single-dry, and multiple-dry years.
- Implement conservation and the efficient use of urban water supplies.

Significant new requirements for quantified demand reductions have been added by the Water Conservation Act of 2009 (Senate Bill 7 of Special Extended Session 7 or SBX7-7), which amends the Urban Water Management Planning Act and adds new water conservation provisions to the Water Code.

Mandatory Water Conservation

Following Governor Brown's declaration of a state of emergency on July 15, 2014, the SWRCB adopted Resolution No. 2014-0038. The emergency regulation was partially repealed by Resolution No. 2017-0024. The remaining regulation prohibits several activities, including (1) the application of potable water to outdoor landscapes in a manner that causes excess runoff; (2) the use of a hose to wash a motor vehicle except where the hose is equipped with a shut-off nozzle; (3) the application of potable water to driveways and sidewalks; (4) the use of potable water in nonrecirculating ornamental fountains; and (5) the application of potable water to outdoor landscapes during and within 48 hours after measurable rainfall. The SWRCB resolution also directed urban water suppliers to submit monthly water monitoring reports to the SWRCB.

The Water Conservation Act of 2009 (Senate Bill X7-7)

The Water Conservation Act of 2009, SB X7-7, requires all water suppliers to increase water use efficiency. The legislation sets an overall goal of reducing per capita water use by 20 percent by 2020, with an interim goal of a 10 percent reduction in per capita water use by 2015. Effective in 2016, urban retail water suppliers who do not meet the water conservation requirements established by this bill are not eligible for state water

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grants or loans. The SB X7-7 requires that urban water retail suppliers determine baseline water use and set reduction targets according to specified standards, it also requires that agricultural water suppliers prepare plans and implement efficient water management practices.

Water Conservation in Landscaping Act of 2006 (AB 1881)

The Water Conservation in Landscaping Act of 2006 (AB 1881) required the DWR to update the State Model Water Efficient Landscape Ordinance (MWELO) by 2009. The State's model ordinance was issued on October 8, 2009. Under AB 1881, cities and counties are required to adopt a State updated model landscape water conservation ordinance by January 31, 2010, or to adopt a different ordinance that is at least as effective in conserving water as the updated Model Ordinance. It also requires reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015 (DWR 2019).

2015 Update of the State Model Water Efficient Landscape Ordinance (Per Governor's Executive Order B-29-15)

To improve water savings in the landscaping sector, the DWR updated the Model Ordinance in accordance with Executive Order B-29-15. The Model Ordinance promotes efficient landscapes in new developments and retrofitted landscapes. The Executive Order calls for revising the Model Ordinance to increase water efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, greywater usage, and on-site stormwater capture, and by limiting the portion of landscapes that can be covered in turf.

New development projects that include landscape areas of 500 square feet or more are subject to the Ordinance. This applies to residential, commercial, industrial, and institutional projects that require a permit, plan check, or design review. The previous landscape size threshold for new development projects ranged from 2,500 square feet to 5,000 square feet.

Chapter 13.02 of the MMWD Code adopts an ordinance that incorporates updates consistent with the 2015 State MWELO update.

Local

City of Ontario Urban Water Management Plan

Ontario is required to prepare an Urban Water Management Plan (UWMP) pursuant to Water Code Sections 10610 through 10656 of the Urban Water Management Planning Act, effective January 1, 1984. The act requires all urban water suppliers to prepare, adopt, and file a UWMP with the California Department of Water Resources every five years. The Ontario 2015 UWMP outlines current water demands, sources, and supply reliability to the City by forecasting water use based on climate, demographics, and land use changes in the City. The plan also provides demand management measures to increase water use efficiency for various land use types, and details a water supply contingency plan in case of shortage emergencies.

City of Ontario Landscape Development Guidelines

The City's Landscape Development Guidelines assures that the State's current Model Water Efficient Landscape Ordinance is being implemented in the City. The guidelines include water conservation measures that need to be incorporated into landscape designs, the different elements that need to be incorporated into

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preliminary landscape plans, and the required landscape construction documents. Construction documents need to include a water efficient landscape worksheet, grading design, erosion control measures, and a maintenance schedule.

City of Ontario Municipal Code

The purpose of Municipal Code Chapter 8A, *Water Conservation Plan*, is to minimize the potential for a water shortage through the practice of water conservation, and to minimize the effect of a shortage of water supplies on the water customers of the City. The chapter adopts provisions that will significantly reduce the inefficient consumption of water, thereby extending the available water resources necessary for domestic, sanitation, and fire protection of the community to the greatest extent possible.

The purpose of Chapter 8C (Ordinance 2689), *Recycled Water Use*, is to establish procedures, specifications, and limitations for the safe and orderly development and operation of recycled water facilities and systems within the City's service area, and adopt rules and regulations controlling such use.

City of Ontario Policy Plan

The City of Ontario's Policy Plan contains policies and goals addressing water infrastructure. Table 5.16-2 provides a summary of these goals and policies.

Table 5.16-2 Ontario Policy Plan Goals and Policies Relevant to Water Utilities

Goal/Policy #	Goal/Policy
ER1	A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.
ER1-1	<i>Local Water Supply.</i> We increase local water supplies to reduce our dependence on imported water.
ER1-2	<i>Matching Supply to Use.</i> We match water supply and quality to the appropriate use.
ER1-3	<i>Conservation.</i> We require conservation strategies that reduce water usage.
ER1-4	<i>Supply-Demand Balance.</i> We require that available water supply and demands be balanced.

Source: Ontario 2009.

Existing Conditions

Water Supply

The Ontario Municipal Utilities Company (OMUC) provides water service to residents, businesses, and other users to most of the City of Ontario, including the project site. As of 2015, the OMUC provided water to a population of approximately 168,777 people. The primary source of water is groundwater from Chino Groundwater Basin (Chino Basin). Other water supplies include treated groundwater from the Chino Basin Desalter Authority (CDA), recycled water from IEUA, and imported water from the Water Facilities Authority (WFA) (Ontario 2016).

The City currently owns and operates 18 active wells, five of which are out of service due to water quality issues. As of 2015, there were 33,720 water meters throughout the City (Ontario 2016, Jones 2019).

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Total potable and recycled water demands within the OMUC service area averaged 43,663 acre-feet per year (AFY) between 2005 and 2015. Despite growth within the City between 2005 and 2015, potable demands have steadily decreased in the last 10 years primarily due to increasing recycled water use and conservation efforts. In 2015, the City's total demand was 37,151 AFY. The total demands in the year 2040 are projected to be 73,640 AFY. Actual water supplies provided to the City for the year 2015 are summarized in Table 5.16-3.

Table 5.16-3 Water Supply Sources for the City of Ontario in 2015

Water Supplier	Water Source	Amount (AFY)
City of Ontario	Groundwater	19,544
Chino Basin Desalter Authority (CDA)	Purchased/Imported Water	3,543
Water Facilities Authority (WFA)	Purchased/Imported Water	6,413
San Antonio Water Company (SAWC)	Purchased/Imported Water	443
Inland Empire Utilities Authority (IEUA)	Recycled Water	3,859
IEUA – Agriculture Deliveries	Recycled Water	3,349
Total		37,151

Source: City of Ontario, 2016.
AFY = Acre-feet per year

Refer to the WSA for the proposed project (see Appendix M) for a more detailed description of water supplies in the City.

The project site is currently agricultural land use, including dairy operations and field crops. The site is not connected to the City's water supply and utilizes groundwater for irrigation of crops and other agricultural-related uses.

Water Conveyance

The City's existing domestic water system consists of the following:

- 5 primary pressure zones (Zone 925, 1010, 1074, 1212, and 1348)
- Over 2.8 million feet (546 miles) of transmission and distribution pipe, 2-inches through 42- inches in diameter
- 6,811 fire hydrants
- 12 reservoirs with a total volume of 75 MG
- 4 active booster pump stations, 1 inactive booster pump station
- 16 pressure reducing stations
- 5 inter-agency connections

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- 2 Connections to WFA
- 2 Connections to CDA

The existing water service area includes only a very small portion of NMC; Edenglen by Brookfield Homes (located south of Riverside Drive, east of Mill Creek Avenue), and Colony High School (located south of Riverside Drive and west of Mill Creek Avenue). The majority of the existing residents and businesses of NMC use private groundwater wells for their water supply (AKM 2012b).

Water Treatment

Groundwater from the Chino Basin is directly pumped by the City of Ontario into its distribution system or is treated through an ion-exchange facility located at John Galvin Park before pumping it into the distribution system. The CDA desalters, Chino I and Chino II Desalters, consist of groundwater extraction wells connected to pumps and pipelines that direct water to advanced treatment facilities. The final product is a high-quality drinking water (Ontario 2016).

5.16.2.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- U-2 Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

5.16.2.3 PLANS, PROGRAMS, AND POLICIES

- PPP W-1 The project's water infrastructure improvements will be designed, constructed, and operated in accordance with the City of Ontario's Water and Sewer Design Development Guidelines.
- PPP W-2 Water conservation measures for the proposed Project will abide by the requirements of the City of Ontario's Municipal Code Chapter 8A, *Water Conservation Plan*, and Chapter 8C, *Recycled Water Use*.
- PPP W-3 The project will follow the City of Ontario's Landscape Development Guidelines to assure compliance with the State's current Model Water Efficient Landscape Ordinance.

5.16.2.4 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.16-3: The proposed project would not result in the relocation or construction of new or expanded water facilities the construction or relocation of which would cause significant environmental effects. [Threshold U-1]

The project site is currently agricultural land use, including dairy operations and field crops. The site is not connected to the City's water supply and utilizes groundwater for irrigation of crops and other agricultural-related uses. The use of this water supply would cease upon implementation of the proposed project. There is also one water well on site which would be abandoned in accordance with California Department of Water Resources (DWR) standards.

Potable water distribution to the proposed project would be provided by the City of Ontario. There are no existing water mains in the vicinity of the project that are within the City's jurisdiction; existing water mains along the west half of Euclid Avenue and the south half of Merrill Avenue are within City of Chino jurisdiction. It would be financially infeasible for residential development to bear the cost of infrastructure improvements required to support a residential development (refer to Section 5.12.1.1 of this DEIR). The project proposes new offsite potable water mains as specified in the City's Water Master Plan, which has identified water facilities to serve the NMC.

Potable water system improvements for the proposed project (see Figure 3-7a and 3-7b) require the planning, design, and construction of the 925 Pressure Zone (PZ) Phase 2 West Backbone, which includes: extending the 24-inch potable water main in Eucalyptus Avenue from Archibald Avenue to Grove Avenue; installing a 30-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing a 42-inch potable water main in Grove Avenue connecting from the 30-inch potable water main in Grove Avenue at Chino Ave and extending to Francis Avenue; installing a 42-inch potable water main in Francis Avenue connecting from the 42-inch potable water main in Grove Avenue and extending to Bon View Avenue; installing a 42-inch potable water main in Bon View Avenue connecting from the 42-inch potable water main in Francis Avenue and extending to Bon View Avenue Reservoir site and to the Reservoir; a 9 million gallon reservoir on the Bon View Reservoir site; and, two 2,500 gpm wells with any treatment necessary to meet water quality standards and the 16-inch and 24-inch collection main from the wells to the reservoirs.

In addition to the 925 Pressure Zone (PZ) Phase 2 West Backbone, the Specific Plan area requires the planning, design, and construction of a Secondary Loop between the 925 Pressure Zone (PZ) Phase 2 West Backbone and the Specific Plan area which includes: installing a 16-inch potable water main in Eucalyptus Avenue connecting to the 30-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Euclid Avenue; installing a 16-inch potable water main in Euclid Avenue connecting from the 16-inch potable water main in Eucalyptus Avenue and extending to Merrill Avenue; installing a 16-inch potable water main in Merrill Avenue connecting from the 16-inch potable water main in Euclid Avenue and extending to Vineyard Avenue; and installing a 16-inch potable water main in Vineyard Avenue connecting from the 16-inch potable water main in Merrill Avenue and extending to connect to the 24-inch potable water main in Eucalyptus Avenue. The Specific Plan area also requires the planning, design, and construction of the Adjacent Potable Water System, which includes: installing a 12-inch potable water main in Sultana Avenue

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connecting to the 16- inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue.

Until the ultimate pipeline network for Ontario Ranch has been completed, there may be instances where construction of improvements to serve a project may not meet the required fire flow demands. Therefore, projects within the Specific Plan area may be required to construct additional pipelines not indicated in the City's Water Master Plan or upsize master planned pipelines to meet Fire Department fire flow requirements and/or Water Master Plan criteria. The developer will submit a hydraulic analysis to the City for review and approval to demonstrate adequate fire flow and adherence to the City's Water Master Plan criteria.

Although off-site construction of the water lines would be necessary for operation of the proposed project, these facilities have been planned by the City in its Water Master Plan, and no extensions or capacity expansions beyond the planned system would be required. Furthermore, any offsite construction of potable water infrastructure would be implemented in accordance with the City's Water and Sewer Design Development Guidelines and the standards and specifications of the Municipal Code. Off-site water mains required to serve the project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a private network of 2- to 4-inch water lines for domestic water service and 10- to 12-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue and Euclid Avenue and to the main in Merrill Avenue and Sultana Avenue. On-site construction of the proposed infrastructure would be constructed in compliance with City's Water and Sewer Design Development Guidelines and the Municipal Code. The necessary installation of on-site water lines is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this EIR.

Additionally, the City of Ontario Ordinance 2689 requires all new development in Ontario Ranch to connect to and use recycled water for all approved uses, including but not limited to landscape irrigation. Prior to use of recycled water, approval from the City of Ontario and SWRCB is required. There are currently no existing City recycled water mains or City recycled water infrastructure in the vicinity of the project site and the proposed project would require the construction of both on- and off-site recycle water mains to serve the site.

Recycled water infrastructure improvements for the project require the planning, design, and construction of the 930 PZ Recycled Water Master Plan mains. The project also requires the planning, design, and construction of the adjacent recycled water system (see Figure 3-8). Sizing and alignment of the recycled water lines will be consistent with the City of Ontario recycled water system plan and/or a City approved hydraulic analysis.

Therefore, the proposed project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant.

Level of Significance before Mitigation: With implementation of PPP W-1 Impact 5.16-3 would be less than significant.

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Impact 5.16-4: Available water supplies are sufficient to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. [Threshold U-2]

Water Demand

Water use for the proposed project was calculated using domestic water demand rates and recycled water irrigation demand rates as specified in the UWMP. Table 5.16-4 shows the total water demand estimate for the proposed development.

Table 5.16-4 Water Demand Estimate for the Proposed Project

Land Use	Acres	Domestic Water Demand Rate (gpd/ac) ^a	Total Domestic Water Usage (gal/day)	Recycled Water Demand Rate (gpd/ac) ^b	Total Recycled Water Usage (gal/day)
Domestic Water					
Industrial	61.8	1,400	86,520	893	55,187
Business Park	23.8	1,800	42,840	1,339	31,868
Total	85.6	-	129,360	-	87,055

Source: Ontario 2016, PlaceWorks 2019.

gpd/ac = Gallons per day per acre

^a Table 2 of the Ultimate Citywide Water Demand Estimate Technical Memorandum (Appendix B of the UWMP) was used to establish the domestic water demand rate. The "Industrial (w/ RW)" rate and "Business Park (w/ RW)" rates were chosen.

^b Table 5 of the Ultimate Citywide Water Demand Estimate Technical Memorandum (Appendix B of the UWMP) was used to establish the recycled water demand rate. The "Industrial" rate of 1 AFY/ac and "Business Park" rate of 1.5 AFY/ac were chosen.

As shown in Table 5.16-4, the total domestic water demand within the proposed project is estimated to be 129,360 gal/day (144.9 AFY). The total recycled water demand is estimated to be 87,055 gal/day (97.5 AFY). The total water demand would be 216,415 gal/day or 242.4 AFY.

The 2015 UWMP indicates that the City is capable of meeting the water demands of its customers in normal, single dry, and multiple dry years between 2020 and 2040. The 2015 UWMP projected water demands are based on future land uses as specified in the City's latest 2010 General Plan. The 2010 General Plan designates the project site as mixed-use development consisting of general commercial, office commercial, and low-medium density residential. Projected water demand for the project site is included in the UWMP 2015 projections but is based on the 2010 General Plan land use designations. Based on the projected future land use for the project site in the UWMP, the water demand for a mixed-use development was estimated, as shown in Table 5.16-5.

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Table 5.16-5 Water Demand Estimate for the Project Site Based on Land Use in 2015 UWMP

Land Use	Acres	Domestic Water Demand Rate (gpd/ac) ^a	Total Domestic Water Usage (gal/day)	Recycled Water Demand Rate (gpd/ac) ^b	Total Recycled Water Usage (gal/day)
Domestic Water					
General Commercial	42.8	1,800	77,040	1,339	57,309
Low-medium density residential	18.7	3,960	74,052	625	11,688
Office Commercial	24.1	2,500	60,250	1,339	32,270
Total	85.6	-	211,342	-	101,267

Source: Ontario 2016.

gpd/ac = Gallons per day per acre

The square footage for the industrial area and business park shown in the WSA are based on the proposed General Plan land use for the site while the square footage for the two areas shown in this DEIR are based on the proposed development plan land uses. In calculating the water demand for the WSA, the site acreages for the industrial area and the business park were used. The same site acreages are used in this analysis and the water demand calculated in the WSA is consistent with the water demand calculated in this chapter.

^a Table 2 of the Ultimate Citywide Water Demand Estimate Technical Memorandum (Appendix B of the UWMP) was used to establish the domestic water demand rate. The "General Commercial (w/ RW)", "Low-Medium Density Residential (w/RW)" and "Office Commercial (w/ RW)" rates were chosen.

^b Table 5 of the Ultimate Citywide Water Demand Estimate Technical Memorandum (Appendix B of the UWMP) was used to establish the recycled water demand rate. The "Low-medium Density Residential" rate of 0.7 AFY/ac and "Office Commercial" and "General Commercial" rate of 1.5 AFY/ac were chosen.

As shown in Table 5.16-5, the total domestic water demand within the site area for a mixed-use development as depicted in the 2015 UWMP is estimated to be 211,342 gal/day (236.7 AFY). The total recycled water demand is estimated to be 101,267 gal/day (113.4 AFY). Therefore, the total water demand for a mixed-use development would be 312,609 gal/day or 350.1 AFY.

Therefore, the total water demand for the proposed project is approximately 69 percent of the total water demand anticipated in the 2015 UWMP. Potable water demand for the proposed project is about 61 percent of the potable water demand projected in the 2015 UWMP. Recycled water demand is 86 percent of the recycled demand in the 2015 UWMP. Therefore, implementation of the proposed project will not obstruct the City's ability to meet water demands of its customers in normal, single dry, and multiple dry years and impacts would be less than significant.

Proposed Water Conservation Strategies

Landscaping within the Ontario Ranch Specific Plan area will be implemented in line with the City of Ontario's Landscape Development Guidelines. The guidelines include water conservation measures that need to be incorporated into landscape designs, the different elements that need to be incorporated into preliminary landscape plans, and the required landscape construction documents. Construction documents need to include a water efficient landscape worksheet, grading design, erosion control measures, and a maintenance schedule. Furthermore, the Ontario Ranch Specific Plan includes key provisions for landscaping plans within the project area which include:

- Selecting drought-tolerant plants such as colorful shrubs and groundcovers, ornamental grasses and succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid Southern California climate.

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- Incorporating water conservation features in landscape and irrigation plans.

In addition to the City having adequate water supply to service the proposed project, these water conservation measures would decrease water demand and impacts would be less than significant.

Level of Significance before Mitigation: With implementation of PPP W-1, PPP W-2, PPP W-3 Impact 5.16-4 would be less than significant.

5.16.2.5 CUMULATIVE IMPACTS

The area considered for cumulative water supply impacts is the City of Ontario. Other projects in the service area would increase water demands. The City forecasts that it will have sufficient water supplies in its service area over the 2020 to 2040 period (see “Water Demand” under Impact 5.16-3). Other projects of certain sizes and types would be required to have water supply assessments prepared to show reliability of water supplies for the project, considering normal, single dry, and multiple dry years over a 20-year horizon. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

5.16.2.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval Impacts 5.16-3 and 5.16-4 would be less than significant.

5.16.2.7 MITIGATION MEASURES

No mitigation measures required.

5.16.2.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.16.3 Storm Drainage System

5.16.3.1 ENVIRONMENTAL SETTING

Regulatory Background

Federal

National Pollutant Discharge Elimination System Program

Under the NPDES program, all facilities that discharge pollutants into waters of the United States are required to obtain an NPDES permit. Requirements for stormwater discharges are also regulated under this program.

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State

State Water Resources Control Board General Construction Permit

The SWRCB has adopted a statewide Construction General Permit (Order No. 2012-0006-DWQ) for stormwater discharges associated with construction activity. These regulations prohibit the discharge of stormwater from construction projects that include one acre or more of soil disturbance. Construction activities subject to this permit include clearing, grading, and other disturbance to the ground, such as stockpiling or excavation, that results in soil disturbance of at least one acre of total land area. Individual developers are required to submit a Notice of Intent to the SWRCB for coverage under the NPDES permit and would be obligated to comply with its requirements.

The NPDES Construction General Permit requires all dischargers to (1) develop and implement a Stormwater Pollution Prevention Plan (SWPPP), which specifies best management practices (BMP) to be used during construction of the project; (2) eliminate or reduce nonstorm water discharge to stormwater conveyance systems; and (3) develop and implement a monitoring program of all BMPs specified. The two major objectives of the SWPPP are to (1) help identify the sources of sediment and other pollutants that affect the water quality of stormwater discharges and (2) to describe and ensure the implementation of BMPs to reduce or eliminate sediment and other pollutants in stormwater as well as nonstorm water discharges.

Regional

San Bernardino County Regional Municipal Separate Stormwater Sewer System

Within the San Bernardino County area of the Santa Ana River Basin, management and control of the municipal separate storm sewer system (MS4) is shared by a number of agencies, including the San Bernardino County Flood Control District, San Bernardino County, and the cities of Big Bear Lake, Chino, Chino Hills, Colton, Fontana, Grand Terrace, Highland, Lom a Linda, Montclair, Ontario, Rancho Cucamonga, Redlands, Rialto, San Bernardino, Upland, and Yucaipa

On January 29, 2010, the Santa Ana RWQCB issued an area wide MS4 permit to the County and municipalities in San Bernardino County. Waste discharge requirements for stormwater entering municipal storm drainage systems are set forth in the MS4 permit, Order No. R8-2010-0036, NPDES No. CAS618036. This permit expired on January 29, 2015. On August 1, 2014, the San Bernardino County Flood Control District submitted a Report of Waste Discharge (ROWD) on behalf of San Bernardino County and the 16 incorporated cities within San Bernardino County. The submitted ROWD serves as the permit renewal application for the fifth term MS4 permit for the San Bernardino County.

Local

City of Ontario Municipal Code

The purpose of Chapter 6, *Stormwater Drainage System*, of the Municipal Code is to ensure the health, safety and general welfare of the residents of the City of Ontario by prescribing regulations to effectively prohibit non-stormwater discharges into the City's stormwater drainage system and to specifically achieve the following objectives:

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- Control discharges from spills, dumping or disposal of materials other than stormwater;
- Reduce the discharge of pollutants in all stormwater discharges to the maximum extent practicable;
- Protect and enhance the water quality of local, State and Federal watercourses, water bodies, ground water and wetlands in a manner pursuant to and consistent with the Clean Water Act.

City of Ontario Policy Plan

The City of Ontario’s Policy Plan contains policies and goals addressing stormwater infrastructure. Table 5.16-7 provides a summary of these goals and policies.

Table 5.16-6 Ontario Policy Plan Goals and Policies Relevant to Stormwater Drainage

Goal/Policy #	Goal/Policy
ER1	A reliable and cost-effective system that permits the City to manage its diverse water resources and needs.
ER1-6	<i>Urban Run-off Quantity.</i> We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration and ultimately reduce discharge volumes to traditional storm drain systems.
ER1-7	<i>Urban Run-off Quality.</i> We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

Source: Ontario 2009.

Existing Conditions

Local Drainage

The City presently owns and maintains over 136 miles of storm drains, mostly serving the OMC area of the City. In addition to the city-owned storm drains there are the state-owned storm drains along Caltrans’ I-10 and SR-60 corridors. All the city-owned and state-owned facilities drain to a number of regional backbone facilities owned and operated by San Bernardino County Flood Control District that are tributary to the US Army Corps of Engineers’ Prado Flood Control Basin.

The City lies in the western portion of the Santa Ana River’s watershed, upstream of the Prado Flood Control Basin. It is in a 277 square-mile area referred to as Zone 1 by San Bernardino County Flood Control District (SBCFCD). Zone 1 generally slopes towards the south. Four major regional channel systems traverse Zone 1 in a north-south direction; they include San Antonio Channel, Cucamonga Channel, Day Creek Channel and San Sevaine Channel (Hunsaker 2012).

Site Hydrology

The project site is currently an open agricultural lot. The southeast portion of the site surface drains southerly to a dirt swale adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel (Airport Channel) adjacent to Euclid Avenue in the City of Chino. The 25-year and 100-year existing condition peak flow rates from this area are approximately 6.2 cfs and 11.6 cfs, respectively.

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The remainder of the project site surface drains southerly to an onsite detention basin, then further south to the dirt swale adjacent to Merrill Avenue via a concrete spillway. Likewise, runoff is then conveyed westerly to the set of four corrugated steel pipes, then southerly to the earthen channel (Airport Channel) adjacent to Euclid Avenue in the City of Chino. The 25-year and 100-year existing condition peak flow rates from this area are approximately 73.4 cfs and 114.0 cfs, respectively.

The total existing condition 25-year and 100-year peak flow rates from the project site are approximately 79.6 cfs and 125.6 cfs, respectively (Thienes 2019). The earthen channel adjacent to Euclid Avenue drains into the Airport Channel, which flows along the easterly side of Euclid Avenue, from Merrill Avenue through the City of Chino to the Prado Flood Control Basin.

5.16.3.2 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

5.16.3.3 PLANS, PROGRAMS, AND POLICIES

PPP HYD-1 The project will be constructed and operated in accordance with the City's Municipal Code Chapter 6, *Stormwater Drainage System* to ensure the health, safety and general welfare of the residents of the City of Ontario by prescribing regulations to effectively prohibit non-stormwater discharges into the City's stormwater drainage system.

PPP HYD-2 Any construction shall be regulated by the State Water Resources Control Board in a manner pursuant to and consistent with applicable requirements contained in the General Permit No. CAS000002, State Water Resources Control Board Order Number 2009-0009-DWQ. The city may notify the State Board of any person performing construction work that has a non-compliant construction site per the General Permit.

PPP HYD-3 The project will be constructed and operated in accordance with the San Bernardino County MS4 Permit (Order No. R8-2010-0036, NPDES No. CAS618036 as renewed by the ROWD submitted on August 1, 2014). The MS4 Permit requires new development and redevelopment projects to adopt a water quality management plan (WQMP) to:

- Control contaminants into storm drain systems
- Educate the public about stormwater impacts
- Detect and eliminate illicit discharges
- Control runoff from construction sites
- Implement BMPs and site-specific runoff controls and treatments

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5.16.3.4 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.16-5: The proposed project would not result in the relocation or construction of new or expanded stormwater facilities the construction or relocation of which would cause significant environmental effects. [Threshold U-1]

As detailed under Impact 5.10-2 of Section 5.9, *Hydrology and Water Quality*, the proposed project would not adversely impact existing and planned stormwater drainage facilities. The following summarizes the analysis under Impact 5.10-2.

Development of the proposed project would alter the onsite drainage patterns with the development of the buildings, roadways, and associated site improvements. The Specific Plan area storm drain improvements (see Figure 3-10) are consistent with the facilities specified in Drainage Area XIV of the City of Ontario Master Plan of Drainage. The Specific Plan will construct storm drains consistent with the Master Plan of Drainage, including storm drain improvements along the project frontage with a 108-inch reinforced concrete pipe (RCP) along Euclid Avenue, a 90- to 66-inch RCP along Eucalyptus Avenue, a 30-inch RCP along Sultana Avenue, and a 9.5-foot by 9.5-foot RCP along Merrill Avenue. Runoff would be conveyed to an open channel along Euclid (Airport Channel) south of Merrill in the City of Chino. The City of Chino plans to construct a mainline storm drain along Euclid south of Merrill and a double 10-foot by 10-foot reinforced concrete box culvert with a point of connection at Pine Avenue as part of its Master Plan of Drainage. Currently, the ultimate discharge location downstream is not fully improved. Until the ultimate discharge location downstream is fully improved, the project would utilize on-site storm water detention, subject to City of Ontario review and approval, so that discharge from Specific Plan development remains less than peak flow rates prior to development.

The proposed project would include onsite stormwater detention and treatment BMPs designed in accordance with the NPDES requirements. In general, proposed condition runoff from the project site will surface drain to proposed catch basins throughout the site. BMP flows tributary to each catch basin will be conveyed via proposed storm drains from the catch basin to a Debris Separating Baffle Boxes for pre-treatment, then to biotreatment BMPs, and finally to a set of 96-inch corrugated metal pipe. Once the 96-inch CMP's are full, higher flows at the catch basins will be conveyed away from the project site via a larger onsite storm drain system. The proposed onsite storm drain system will be sufficiently sized to limit proposed condition site discharge to less than the existing stormwater discharge for a 25-year storm event. Flows beyond the allowable rate will be forced to temporarily detain above ground in the proposed truck yards throughout the site, and then slowly released via the proposed onsite storm drain at a rate below the existing condition 25-year discharge.

With onsite detention, the total proposed condition 100-year discharge from the project site to Merrill Avenue will be approximately 65.5 cfs. This is less than the existing condition 25-year discharge (79.6 cfs). Therefore, impacts would be less than significant.

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Level of Significance before Mitigation: With implementation of PPP HYD-1 and PPP HYD-3 Impact 5.10-2 would be less than significant.

5.16.3.5 CUMULATIVE IMPACTS

Cumulative projects in the Santa Ana River basin hydrologic units could increase impervious areas and thus increase local runoff rates at those project sites. However, other projects in the region would be required to capture and infiltrate runoff, and many other projects in the region would be required to limit post-development runoff discharges to no greater than pre-development runoff rates, in accordance with the NPDES MS4 permit. Thus, no significant cumulative drainage impact would occur, and project drainage impacts would not be cumulatively considerable.

5.16.3.6 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval Impact 5.16-5 would be less than significant.

5.16.3.7 MITIGATION MEASURES

No mitigation measures required.

5.16.3.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impact would be less than significant.

5.16.4 Solid Waste

Regulatory Background

Federal

Resource Conservation and Recovery Act of 1976

The Resource Conservation and Recovery Act of 1976 (Title 40 of the Code of Federal Regulations), Part 258, contains regulations for municipal solid waste landfills and requires states to implement their own permitting programs incorporating the federal landfill criteria. The federal regulations address the location, operation, design (liners, leachate collection, run-off control, etc.), groundwater monitoring, and closure of landfills.

State

California Green Building Standards Code

Section 5.408 (Construction Waste Reduction, Disposal, and Recycling) of the California Green Building Standards Code (CALGreen; Title 24, California Code of Regulations, Part 11) requires that at least 65 percent of the nonhazardous construction and demolition waste from nonresidential construction

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operations be recycled and/or salvaged for reuse. CALGreen is updated on a three-year cycle; the 2016 CALGreen took effect on January 1, 2017.

Assembly Bill 341

Assembly Bill 341 (Chapter 476) increased the statewide solid waste diversion goal to 75 percent by 2020. The law, passed in 2011, mandates recycling for businesses producing four or more cubic yards of solid waste per week. This commercial recycling law took effect July 1, 2012. Under the law, Ontario businesses must separate recyclables from trash and then either subscribe to City of Ontario recycling services, self-haul their recyclables, or contract with a permitted private recycler.

The City of Ontario is required to provide a number of programs to meet the requirements of AB 341. They include a public outreach program to inform Ontario businesses about the mandate, monitoring the progress of each business, notifying them if they are not in compliance, and reporting to the State (Ontario 2019).

Assembly Bill 939

Assembly Bill (AB) 939 (California Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates; actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years of disposal capacity for all jurisdictions in the county or show a plan to transform or divert its waste.

AB 1327

The California Solid Waste Reuse and Recycling Access Act (AB 1327, Public Resources Code §§ 42900 et seq.) requires areas to be set aside for collecting and loading recyclable materials in development projects. The act required the California Integrated Waste Management Board to develop a model ordinance for adoption by any local agency requiring adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model or an ordinance of their own.

AB 1826

In October of 2014 Governor Brown signed AB 1826 requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses and multifamily residential dwellings that consist of five or more units. Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

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Local

County of San Bernardino Integrated Waste Management Plan

The preparation of the Countywide Integrated Waste Management Plan (CIWMP) is one of the requirements of the Integrated Waste Management Act. The CIWMP consists of 4 elements and a Summary Plan. Each jurisdiction (Cities and the County) prepared the first 3 elements:

- Source Reduction and Recycling Element: which analyzed the local waste stream to determine where to focus diversion efforts, and developed diversion programs and funding;
- Household Hazardous Waste Element: which provides a framework for recycling, treatment, and disposal practices
- Nondisposal Facility Element: which lists planned and existing facilities such as material recovery facilities and composting facilities that recover waste from the waste stream.

The County prepared the Countywide Siting Element which demonstrates that there is at least 15 years of remaining disposal capacity to serve all the jurisdictions within the County. The Countywide Summary Plan, the final element of the CIWMP, contains goals and policies as well as a summary of integrated waste management issues faced by the County. It summarizes waste management programs and the steps needed to cooperatively implement programs among the County's jurisdictions to continue to meet the statewide diversion mandates. The Summary Plan is to be updated every 5 years along with any other affected elements of the CIWMP (San Bernardino 2018).

City of Ontario Refuse and Recycling Planning Manual

The Integrated Waste Department's Refuse & Recycling Planning Manual assists developers in meeting the City of Ontario's requirements on refuse and recycling storage and access for service, as well as addressing the City's recycling goals.

City of Ontario Municipal Code

Chapter 3, *Integrated Waste Management*, of the Municipal Code sets forth uniform requirements and regulations for the direct and indirect users of the refuse and recycling collection services of the City. It also allows for the City to comply with all applicable state and federal laws, including, but not limited to, The Integrated Waste Management Act of 1989, California Code Title 14 Division 7 and any subsequent amendments to each.

City of Ontario Policy Plan

The City of Ontario's Policy Plan contains policies and goals addressing solid waste. Table 5.16-7 provides a summary of these goals and policies.

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Table 5.16-7 Ontario Policy Plan = Goals and Policies Relevant to Water Utilities

Goal/Policy #	Goal/Policy
ER2	A cost effective, integrated waste management system that meets or exceeds state and federal recycling and waste diversion mandates.
ER2-1	<i>Waste Diversion.</i> We shall meet or exceed AB 939 requirements.
ER2-2	<i>Hazardous and Electronic Wastes.</i> We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law.
ER2-3	<i>Purchase Products Made from Recycled Materials.</i> We purchase recycled-content products where it is cost effective.

Source: Ontario 2009.

Existing Conditions

Solid Waste Collection

The City of Ontario collects solid waste from residential, commercial, and industrial facilities. Customers are provided with a refuse container, a commingled recycling container, and a green waste container. City waste trucks collect recycling, green waste, and trash. Each truck contains one type of material, which is then recycled/disposed of appropriately. Computers, televisions, and other electronic waste are recycled free of charge at Ontario's Household Hazardous Waste Facility located at 1430 S. Cucamonga Avenue.

Currently, the project site is served primarily by the Badlands Sanitary and El Sobrante Landfills but may also be served by the Mid-Valley Sanitary Landfill, Olinda Alpha Landfill, and Simi Valley Landfill and Recycling Center. Badlands landfill is owned and operated by the Riverside County Department of Waste Resources, and the El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc.

According to 2017 data (most recent data available) from the California Department of Resources Recycling and Recovery (CalRecycle), 97 percent of solid waste collected from Ontario was taken to the Badlands and El Sobrante landfills (CalRecycle 2017a). These facilities are described in Table 5.16-8, *Landfills Serving Ontario*.

Table 5.16-8 Landfills Serving Ontario

Landfill	Remaining Capacity (million cubic yards)	Maximum Permitted Capacity (million cubic yards)	Maximum Permitted Throughput (tons per day)	Average Daily Disposal (2017) ¹ (tons)	Estimated Closing Date
Badlands Sanitary Landfill 31125 Ironwood Avenue Moreno Valley, CA 92555I	15.7	34.4	4,800	2,139	1/1/2022
El Sobrante Landfill 10910 Dawson Canyon Road Corona, CA 91719	144	209.9	16,054	10,855	1/1/2051
Total	159.7	244.3	20,854	12,994	-

Sources: CalRecycle 2017b, 2017c, 2017d.

¹ Average daily disposal is estimated based on 300 operating days per year. Each facility is open six days per week, Monday through Saturday, except certain holidays.

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Collectively, Badlands and El Sobrante landfills have a remaining disposal capacity of approximately 160 million cubic yards. The El Sobrante landfill has a disposal capacity beyond the 15-year horizon, as required by AB 939.

Compliance with AB 939 is measured in part by actual disposal rates compared to target rates for residents and employees, respectively; actual disposal rates at or below target rates are consistent with AB 939. Target disposal rates for Ontario are 9.9 pounds per day (ppd) per resident and 16.4 ppd per employee. Actual disposal rates in 2017 were 6.9 ppd per resident and 10.4 ppd per employee (CalRecycle 2017e). Thus, solid waste diversion in Ontario is consistent with AB 939.

5.16.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-4 Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- U-5 Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following threshold would be less than significant:

- Threshold U-5

This impact will not be addressed in the following analysis.

5.16.4.2 PLANS, PROGRAMS, AND POLICIES

- PPP SW-1 The project shall comply with Section 4.408 of the 2016 California Green Building Code Standards, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills. Prior to the issuance of building permits, the City of Ontario shall confirm that a sufficient plan has been submitted, and prior to final building inspections, the City of Ontario shall review and verify the contractor's documentation that confirms the volumes and types of wastes that were diverted from landfill disposal, in accordance with the approved construction waste management plan.
- PPP SW-2 The project will store and collect recyclable materials in compliance with AB 341.
- PPP SW-3 The project will abide by the requirements of County of San Bernardino Integrated Waste Management Plan and Chapter 3, *Integrated Waste Management*, of the City's Municipal Code.
- PPP SW-4 The project will abide by the requirements of the City of Ontario's Refuse and Recycling Planning Manual.

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5.16.4.3 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.16-6: Existing and proposed facilities would be able to accommodate project-generated solid waste and comply with solid waste regulations. [Thresholds U-4]

Construction

Prior to construction of the proposed project, onsite structures would need to be demolished and its debris moved offsite to appropriate landfills. The site contains two single-family residential structures, a dairy barn, a storage structure, approximately 10 feed storage barns, and numerous livestock corrals. The project applicant anticipates approximately 16,638 tons of demolition debris, as detailed in Table 5.16-9.

Table 5.16-9 Estimated Demolition Debris

Description	Asphalt Demolition Debris Generated (tons)	Asphalt Demolition Debris Hauled Offsite (tons)	Building Demo Debris Generated (tons)	Building Demo Debris Hauled Offsite (tons)
Phase 1 Onsite	2,109	1,898	283	255
Phase 1 Offsite Area	13,260	0	0	0
Phase 2	703	633	283	255
Total	16,072	2,531	566	510

The demolition of the existing structures may cause a strain on existing landfill capacities if waste exceeds the daily permitted capacity for the landfills serving the City of Ontario. Collectively, the two primary landfills have a daily permitted capacity of 20,854 tons per day (tpd), and an average daily disposal of 12,994 tpd, as reported in 2017 (see Table 5.16-8). Therefore, the two landfills have a residual capacity of 7,860 tpd. The 3,041 tons of demolition waste that would be disposed of in landfills would occur over a period of approximately two and a half months and would not exceed the daily residual capacity of the landfills.

Operational

Buildout of the proposed project is estimated to generate 24,363 ppd of solid waste, as shown in Table 5.16-10.

Table 5.16-10 Estimated Solid Waste Generation

Land Use	Buildout (SF)	Solid Waste Generation Rate (ppd)	Solid Waste Generation (ppd)
Industrial Park	1,577,153 SF	1.42 per 100 SF	22,396
Business Park	327,874 SF	6 per 1,000 SF	1,967
Total			24,363

Source: CalRecycle 2017e.

Notes: SF = square feet; ppd = pounds per day

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As detailed in Table 5.16-8, the two landfills serving Ontario have capacity residual capacity of 7,860 tpd. The estimated 24,363 ppd or 12.18 tpd generated by the proposed project would be adequately served by the Badlands Sanitary, or El Sobrante landfill.

Overall, sufficient landfill capacity is available in the region for the estimated solid waste generated by the proposed project during operations, and project development would not require an expansion of landfill capacity. Impacts would be less than significant for the operational phase.

Regulatory Compliance

Additionally, Assembly Bill 341 requires all businesses in California that generate four cubic yards or more of waste per week to implement one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler in the service area.
- Provide recycling service to their tenants (if commercial or multifamily complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

Furthermore, the proposed project would implement the requirements of the City's Integrated Waste Department's Refuse & Recycling Planning Manual on refuse and recycling storage and access for service, as well as addressing the City's recycling goals. The requirements of Chapter 3, *Integrated Waste Management*, of the Municipal Code will also be implemented to ensure that the proposed project complies with all applicable state and federal laws, including, but not limited to, The Integrated Waste Management Act of 1989. A construction waste management plan would be submitted and implemented in compliance with Section 4.408 of the 2016 California Green Building Code Standards.

Level of Significance before Mitigation: With implementation of PPP SW-1, PPP SW-2, PPP SW-3, and PPP SW-4 Impact 5.16-6 would still be less than significant.

5.16.4.4 CUMULATIVE IMPACTS

The area considered for cumulative impacts is the area serviced by the Badlands and the El Sobrante landfills. Collectively, Badlands and El Sobrante landfills have a remaining disposal capacity of approximately 160 million cubic yards and El Sobrante landfill has a disposal capacity beyond the 15-year horizon, as required by AB 939. Thus, there is sufficient landfill capacity in the region for the cumulative increase in solid waste disposal. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

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5.16.4.5 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval Impact 5.16-6 would be less than significant.

5.16.4.6 MITIGATION MEASURES

No mitigation measures required.

5.16.4.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

5.16.5 Other Utilities

Regulatory Background

State

California Energy Commission

The California Energy Commission (CEC) was created in 1974 as the state's principal energy planning organization in order to meet the energy challenges facing the state in response to the 1973 oil embargo. The CEC is charged with six basic responsibilities when designing state energy policy:

- Forecast statewide electricity needs.
- License power plants to meet those needs.
- Promote energy conservation and efficiency measures.
- Develop renewable energy resources and alternative energy technologies.
- Promote research, development, and demonstration.
- Plan for and direct the state's response to energy emergencies.

California Energy Benchmarking and Disclosure

AB 1103 (2007) requires that electric and gas utilities maintain records of the energy consumption data of all nonresidential buildings to which they provide service and that by January 1, 2009, upon authorization of a nonresidential building owner or operator, an electric or gas utility shall upload all of the energy consumption data for the specified building to the CalEPA Energy Star Portfolio Manager in a manner that preserves the confidentiality of the customer. This statute further requires a nonresidential building owner or operator disclose Energy Star Portfolio Manager benchmarking data and ratings, for the most recent 12-month period, to a prospective buyer, lessee, or lender. Enforcement of the latter requirement began on January 1, 2014.

On October 8, 2015 AB 802 was signed into law. AB 802 would revise and recast the above provisions. AB 802 directs the CEC to establish a statewide energy benchmarking and disclosure program and enhances the CEC's existing authority to collect data from utilities and other entities for the purposes of energy forecasting, planning, and program design. Among the specific provisions, AB 802 would require utilities to

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maintain records of the energy usage data of all buildings to which they provide service for at least the most recent 12 complete months. Beginning no later than January 1, 2017, AB 802 would require each utility, upon the request and the written authorization or secure electronic authorization of the owner, owner's agent, or operator of a covered building, as defined, to deliver or provide aggregated energy usage data for a covered building to the owner, owner's agent, operator, or to the owner's account in the Energy Star Portfolio Manager, subject to specified requirements. AB 802 would also authorize the commission to specify additional information to be delivered by utilities for certain purposes.

California Building Code: Building Energy Efficiency Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the CEC) in June 1977. Title 24 requires the design of building shells and building components to conserve energy. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. On June 10, 2015, the CEC adopted the 2016 Building Energy Efficiency Standards, which went into effect on January 1, 2017. The 2019 Building Energy Efficiency Standards, which were recently adopted on May 9, 2018, go into effect starting January 1, 2020.

The 2016 Standards improve upon the previous 2013 Standards for new construction of and additions and alterations to residential and nonresidential buildings. Under the 2016 Standards, residential and nonresidential buildings are generally 28 and 5 percent more energy efficient than the 2013 Standards, respectively. Buildings that were constructed in accordance with the 2013 Building Energy Efficiency Standards are 25 percent (residential) to 30 percent (nonresidential) more energy efficient than the previous 2008 standards as a result of better windows, insulation, lighting, ventilation systems, and other features. Although the 2016 standards do not achieve zero net energy, they get very close to the state's goal and take important steps toward changing residential building practices in California.

The 2019 standards move toward cutting energy use in new homes by more than 50 percent and will require installation of solar photovoltaic systems for single-family homes and multifamily buildings of three stories and less. The 2019 standards focus on four key areas: 1) smart residential photovoltaic systems; 2) updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa); 3) residential and nonresidential ventilation requirements; 4) and nonresidential lighting requirements. Under the 2019 standards, nonresidential buildings will be 30 percent more energy efficient compared to the 2016 standards, and single-family homes will be 7 percent more energy efficient. When accounting for the electricity generated by the solar photovoltaic system, single-family homes would use 53 percent less energy compared to homes built to the 2016 standards.

California Building Code: CALGreen

As described earlier in this section, CALGreen was adopted as part of the California Building Standards Code and established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), as well as water conservation and material conservation, both of which contribute to energy conservation. As previously stated, the 2016 standards are currently in effect and the 2019 CALGreen standards become effective January 1, 2020.

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2012 Appliance Efficiency Regulations

The 2012 Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608) include standards for both federally regulated appliances and non-federally regulated appliances. Though these regulations are now often viewed as “business as usual,” they exceed the standards imposed by all other states, and they reduce reducing energy demand as well as GHG emissions.

State Greenhouse Gas Regulations

Current State of California guidance and goals for reductions in GHG emissions from stationary sources are generally embodied in Executive Orders S-03-05 and B-30-15; Assembly Bill 32 (AB 32) and Assembly Bill 197 (AB 197); and Senate Bill 32 (SB 32). While these regulations are inherently aimed at reducing GHG emissions, they have a direct relationship to energy conservation. A detailed discussion of these regulations is provided in the GHG Emissions chapter of the EIR.

Local

City of Ontario Policy Plan

The City of Ontario’s Policy Plan contains policies and goals addressing energy. Table 5.16-11 provides a summary of these goals and policies.

Table 5.16-11 Ontario Policy Plan Goals and Policies Relevant to Energy

Goal/Policy #	Goal/Policy
ER3	Cost-effective and reliable energy system sustained through a combination of low impact building, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.
ER3-1	<i>Conservation Strategy.</i> We require conservation as the first strategy to be employed to meet applicable energy-saving standards.
ER3-3	<i>Building and Site Design.</i> We require new construction to incorporate energy efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar and natural ventilation.
ER3-6	<i>Generation- Renewable Sources.</i> We promote the use of renewable energy sources to serve public and private sector development.

Source: Ontario 2009.

Existing Conditions

Electricity

The project site is in the service area of Southern California Edison (SCE). Total mid-electricity¹ consumption in SCE’s service area was 106,080 gigawatt-hour (GWh) in 2015 and is forecast to increase to 118,803 GWh in 2027 (CEC 2016).

¹ CEC forecast include three scenarios: a high energy demand case, a low energy demand case, and a mid-energy demand case. The high energy demand case incorporates relatively high economic/demographic growth, relatively low electricity and natural gas rates, and relatively low efficiency program and self-generation impacts. The low energy demand case includes lower

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Natural Gas

The Southern California Gas Company (SCGC) provides natural gas to the City of Ontario. SCGC's service area spans much of the southern half of California, from Imperial County on the southeast to San Luis Obispo County on the northwest, to part of Fresno County on the north, to Riverside County and most of San Bernardino County on the east. Total natural gas supplies available to SCGC in the year 2019 is estimated at 3,385 million cubic feet per day (MMCF/day). Supplies are forecasted to remain constant at 3,775 MMCF/day from 2020 through 2035. Total natural gas consumption in SCGC's service area is forecast to decline slightly from 2,591 MMCF/day in 2019 to 2,313 MMCF/day in 2035 (CGEU 2018).

5.16.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project:

- U-1 Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

5.16.5.2 PLANS, PROGRAMS, AND POLICIES

- PPP OU-1 New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11).
- PPP OU-2 All new appliances would comply with the 2012 Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608).

5.16.5.3 ENVIRONMENTAL IMPACTS

The following impact analysis addresses thresholds of significance for which the Initial Study disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.16-7: Existing and/or proposed facilities would be able to accommodate project-generated utility demands. [Threshold U-1]

Electricity

Project operation is expected to use approximately 14.1 million kilowatt hours (kWh) annually. Total mid-electricity consumption in SCE's service area is forecast to increase by approximately 12,723 GWh between 2015 and 2027 (CEC 2016). SCE forecasts that it will have sufficient electricity supplies to meet demands in its service area; and the electricity demand due to the project is within the forecast increase in SCE's electricity

economic/demographic growth, higher assumed rates, and higher efficiency program and self-generation impacts. The mid case uses input assumptions at levels between the high and low cases.

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demands. Project development would not require SCE to obtain new or expanded electricity supplies, and impacts would be less than significant.

Natural Gas

Project operation is estimated to use about 12.8 million kilo British Thermal Units (kBTU) per year. SCGC's residual supplies were forecast to remain constant at 3,775 MMCF/day from 2020 through 2035. Total natural gas consumption in SCGC's service area is forecast to decline slightly from 2,591 MMCF/day in 2019 to 2,313 MMCF/day in 2035 (CGEU 2018). SCGC forecasts that it will have sufficient natural gas supplies to meet project gas demands, and project development would not require SCGC to obtain new or expanded gas supplies. Impacts would be less than significant.

Furthermore, the proposed project would comply with the requirements of the current California Building Energy and Efficiency Standards (Title 24, Part 6) and the California Green Building Standards Code (CALGreen) (Title 24, Part 11). All new appliances would comply with the 2012 Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608).

Level of Significance before Mitigation: With implementation of PPP OU-1 and PPP U-2 Impact 5.16-7 would be less than significant.

5.16.5.4 CUMULATIVE IMPACTS

The area considered for cumulative impacts to electricity supplies and facilities is SCE's service area, and the area considered for natural gas is SCGC's service area. Forecast total electricity and natural gas supplies for the service areas are identified above. Other projects would increase electricity and natural gas demands.

Electricity demand forecasts are based on climate zones; economic and demographic growth forecasts from Moody's Analytics, IHS Global Insight, and the California Department of Finance; forecast electricity rates; effects of reasonably foreseeable energy efficiency and energy conservation efforts; anticipated partial electrification of portions of the transportation sector, including increasing adoption of light-duty plug-in electric vehicles; demand response measures, such as electricity rates that increase during high-demand times of day; and effects of climate change (CEC 2016).

Natural gas demand forecasts are based on economic outlook; California Public Utilities Commission-mandated energy efficiency standards and programs; renewable electricity goals; and conservation savings linked to Advanced Metering Infrastructure (CGEU 2018).

It is anticipated that electricity and natural gas demands by most other projects would be accounted for in the above-referenced demand forecasts. Other projects would be subject to independent CEQA review, including analysis of impacts to electricity and natural gas supplies. Implementation of all feasible mitigation measures would be required for any significant impacts identified. Cumulative impacts would be less than significant, and project impacts would not be cumulatively considerable.

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5.16.5.5 LEVEL OF SIGNIFICANCE BEFORE MITIGATION

Upon implementation of regulatory requirements and standard conditions of approval Impact 5.16-7 would be less than significant.

5.16.5.6 MITIGATION MEASURES

No mitigation measures required.

5.16.5.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts would be less than significant.

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