4.12 PUBLIC UTILITIES AND INFRASTRUCTURE

4.12.1 Introduction

This section of the EIR discusses the potential impacts on the local utility systems associated with the proposed development of the Ontario Gateway Specific Plan. The proposed Specific Plan area is located on the south side of I-10, and one block east of the LA/Ontario International Airport. The evaluation of utility systems herein includes the potential impacts on the following public and private utility systems and services:

Water Service	City of Ontario Metropolitan Water District
Sewer Collection	City of Ontario Inland Empire Utilities Agency (IEUA)
Wastewater Treatment	Inland Empire Utilities Agency
Solid Waste Disposal	City of Ontario

The discussion of each utility system includes the existing conditions in the City of Ontario, any plans in place for long-range service to the community, and the impacts associated with the development of the Ontario Gateway Specific Plan. Mitigation measures are provided for impacts determined to be significant.

4.12.2 Environmental Setting

Water Service

The City of Ontario Water Utility provides water service to the City's 170,000-plus residents and 6,000-plus businesses at a rate of more that 15 billion gallons per year. Approximately 85 percent of the City's water needs are pumped from local groundwater wells in the Chino Basin Aquifer. The City maintains and operates 21 wells throughout the City. The water from these wells is treated with chlorine and put into the distribution system and into reservoirs. The remaining 15 percent of the City's water is imported surface water supplied through the Metropolitan Water District of Southern California and the Inland Empire Utilities Agency. This water, called State Water Project, comes from the Sacramento/San Joaquin Bay-Delta in Northern California and is delivered after traveling 400 miles through the California Aqueduct.

An existing 16-inch water main is located in the western paved section of Guasti Road and in Haven Avenue. A 12-inch water line is located in the Union Pacific Railroad (UPRR) right-of-way, perpendicular to the southern boundary line of the project site and an 8-inch water line is located in Guasti Road, east of the project site. The nearest fire hydrant is located on Guasti road across Haven Avenue.

Recycled Water

In May 1999, the City of Ontario adopted Ordinance No. 2689 which added Chapter 8C to the Municipal Code to provide for the regulation and use of recycled water. The purpose of this Chapter 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 monitoring such use. As stated in Chapter 8C, Section 6-8.703, it is the policy of the City that recycled water be used for any purposes approved for recycled water use, when it is economically, technically, and institutionally feasible. Additionally, recycled water shall be the primary source of supply for commercial and industrial uses, whenever available and/or feasible.

Prior to obtaining recycled water service, the user must enter into a Recycled Water Use Agreement with the City. Recycled water use shall be subject to terms and conditions established in the agreement, and in accordance with Chapter 8C, Section 6-8.711 Conditions of Service, Municipal Code, and other applicable codes, rules and regulations. The procedures for obtaining recycled water service include: 1) submitting a recycled water service application, to include as-built drawings or proposed facility plans, and the description of recycled water use; 2) preparing an Engineering Report in accordance with State Department of Health Services (DHS) guidelines for review and approval by the City and DHS; 3) entering into a Recycled Water Use Agreement with the City, and pay applicable fees; and 4) scheduling a start-up test of on-site recycled water system.

Uses of recycled water include only those uses approved by the DHS and for which Title 22 of the California Code of Regulations provides treatment requirements. Each such use will be considered for approval on case-by-case basis. Prior to approval, the user must comply with the requirements established by Chapter 8C of the Municipal Code and any other imposed by the Inland Empire Utilities Agency, DHS, or any other regulatory agencies that have jurisdiction over such use.

Recycled water is provided by the IEUA, which treats wastewater at four regional wastewater reclamation plants. The existing regional system consists of approximately 35 miles of recycled water pipelines serving four different pressure zones, Zone 800, Zone 930, Zone 1050, and Zone 1270. Currently, the City's Water and Recycled Water Master Plan dated May 2006, identifies a recycled water line in Haven Avenue, and the project site as occurring within proposed IEUA recycled water lateral segment 27 (S27).

Sewer Collection and Wastewater Treatment

Wastewater is discharged via City of Ontario sewer lines into a regional system operated by the IEUA, which provides municipal/industrial wastewater treatment services to a 242-square mile area in the western portion of San Bernardino County. In conjunction with the Cucamonga Valley Water District, three treatment plants in the regional system provide a combined water treatment capacity of 75.5 MGD.

Sewer facilities in the project site area are located along the western boundary of the project site and extend northward approximately 15 feet from the Caltrans property line past Guasti Road to the northern property boundary. The existing 21-inch diameter sewer line flows from the properties north of the project site, running to the west along the I-10, then southerly along the Caltrans right-of-way, and then extends straight south along Haven Avenue, continuing past the southern project boundary.

Stormwater

Current drainage in the proposed Ontario Gateway Specific Plan area is by sheet flow across the existing industrial area to the open field north of the site. An open drainage culvert for the I-10 exists along the northern property boundary.

Solid Waste

Waste Management, Inc provides solid waste collection and disposal generated in the project area through a contract with the City of Ontario. Solid waste services in the City of Ontario is taken to the West Valley Transfer Station and Material Recovery Facility through arrangements made by Waste Management, Inc. Solid waste is transferred from West Valley to the El Sobrante Landfill in Riverside County. The landfill is permitted to received a maximum of 10,000 tons per day, and has a maximum permitted capacity of 184,930,000 tons. With a remaining capacity of 172,531,000 tons, the closure date for the landfill is estimated to be January 2030.

Construction & Demolition Waste

In 2004, the City of Ontario adopted Ordinance No. 2806, Chapter 3 Integrated Solid Waste Management. The purpose of the ordinance is to set 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, State Assembly Bill 75, Public Resources Code §§ 49520-49524, California Code Title 14 Division 7, and any subsequent amendments to each.

State law (AB 939) requires cities to achieve 50 percent waste diversion from landfills. Construction & Demolition debris represents a large portion of materials being disposed of at landfills. Ordinance No. 2806, Article 6, Section 6-3.602, requires all buildings and demolition permit applicants to submit a Construction & Demolition Recycling Plan. Wastes going to landfill from construction and demolition activities must be minimized to the greatest extent possible by recycling, deconstruction for reuse, or by use of "green building" practices. Material targeted for recycling shall include concrete, asphalt, clean wood (unpainted or untreated), brick, metal, cardboard and sheetrock. A construction and demolition recycling plan is required if: 1) the construction, demolition or renovation of any structure whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); 2) the construction, demolition or renovation of and/or additions of tenant improvements to any building other than a single-family residential building whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); 3) any City-sponsored

construction, demolition or renovation whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); or 4) any re-roofing activity.

Applicable Policies and Regulations

This section discusses local, State, and Federal regulations for wastewater, stormwater, water, and solid waste.

Federal

Federal Safe Drinking Water Act

Enacted in 1974 and implemented by the U.S. EPA, the Federal Safe Drinking Water Act imposes water quality and infrastructure standards for potable water delivery systems nation-wide. The primary standards are health based thresholds established for numerous toxic substances. Secondary standards are recommended thresholds for taste and mineral content.

Clean Water Act

The U.S. EPA established primary drinking water standards in the Clean Water Act Section 304. States are required to ensure that potable water retailed to the public meets these standards. Standards for a total of 81 individual constituents have been established under the Safe Drinking Water Act as amended in 1986. The U.S. EPA may add additional constituents in the future. State primary and secondary drinking water standards are promulgated in CCR Title 22 Sections 64431–64501. Secondary drinking water standards incorporate non-health risk factors including taste, odor, and appearance.

State

California Safe Drinking Water Act

Enacted in 1976, the California Safe Drinking Water Act is codified in Title 22 of the California Code of Regulations (CCR). Potable water supply is managed through local agencies and water districts, the state Department of Water Resources (DWR), the Department of Health Services (DHS), the State Water Resources Control Board (SWRCB), EPA, and the U.S. Bureau of Reclamation. Water right applications are processed through the SWRCB for properties claiming riparian rights or requesting irrigation water from state or federal distribution facilities. The DWR manages the State Water Project (SWP) and compiles planning information on supply and demand within the state.

Urban Water Management Planning Act (California Water Code, Division 6, Part 2.6, Section 10610 et seq.)

The Urban Water Management Planning Act was developed due to concerns for potential water supply shortages throughout California. It requires information on water supply reliability and water use efficiency measures. Urban water suppliers are required, as part of the Act, to develop

and implement Urban Water Management Plans to describe their efforts to promote efficient use and management of water resources.

California Integrated Waste Management Act- AB 939

In 1989, the Legislature adopted the California Integrated Waste Management Act of 1989 (AB 939), which established an integrated waste management hierarchy that consists of the following in order of importance: source reduction, recycling, composting, and land disposal or solid waste. The law also required that each county prepare a new Integrated Waste Management Plan. The Act further required each city to prepare a Source Reduction and Recycling Element by July 1, 1991. Each source reduction element includes a plan for achieving a solid waste goal of 25 percent by January 1, 1995 and 50 percent by January 1, 2000. SB 2202 made a number of changes to the municipal solid waste diversion requirements under the Integrated Waste Management Act. These changes included a revision to the statutory requirement for 50 percent diversion of solid waste to clarify that local governments shall continue to divert 50 percent of all solid waste on and after January 1, 2000.

California Integrated Waste Management Board

At the state level, the management of solid waste is governed by regulations established by the California Integrated Waste Management Board (CIWMB), which delegates local permitting, enforcement, and inspection responsibilities to Local Enforcement Agencies. In 1997, some of the regulations adopted by the State Water Quality Control Board pertaining to landfills (Title 23, Chapter 15) were incorporated with CIWMB regulations (Title 14) to form Title 27 of the California Code of Regulations.

Local

City of Ontario General Plan

The City of Ontario General Plan includes the following goals and policies pertaining to utilities:

Goal 1.0 Ensure an adequate supply of safe water for Ontario residents and businesses.

Policy 1.1: Update the City's Water Master Plan as needed.

Goal 2.0 Ensure that the use and consumption of water is properly managed.

Goal 3.0 Provision of adequate wastewater lines and treatment facilities which serve Ontario residents and businesses and which protect the environment.

Policy 3.1: Update the City's Sewer Master Plan.

Policy 3.4: Reduce wastewater generation by developing standards for minimizing water use.

Policy 3.6: Require financing plans for sewerage system capital improvements in large developments as a condition of approval.

Goal 4.0 Continue to provide for the environmentally-sound collection and disposal of solid waste from Ontario's residents and businesses.

Policy 4.4: Enforce a vigorous recycling program within all city offices including recycling of cans, glass bottles, papers, and cardboard.

Policy 4.5: Discourage Haven Avenue access for transfer facility.

City of Ontario Urban Water Management Plan

The City of Ontario Water Management Plan describes its service area, the supply of water and its reliability, water use, wholesale water supplies, recycled water, demand management measures, water shortage contingency plan, and reliability planning. Planning for water reliability is demonstrated during normal water years, single dry years, and multiple dry years.

Inland Empire Utilities Agency Urban Water Management Plan

The Urban Water Management Plan of the Inland Empire Utilities Agency describes a regional approach to the management of imported and local water supplies in the Chino Basin service area and provides guidance to local agencies to:

- Coordinate water conservation programs in a cost-effective manner;
- Maximize the beneficial use of recycled water and utilization of local groundwater supplies;
- Reduce the need for imported supplies from the Metropolitan Water District;
- Coordinate the implementation of the Chino Basin Optimum Basin Management Plan to ensure efficient water resources management;
- Develop a drought-proofing and emergency strategy for the region; and
- Provide an integrated and comprehensive strategy for water and wastewater infrastructure development consistent with the ten-year capital improvement plan of the Inland Empire Utilities Agency and Recycled Water Master Plan.

4.12.3 Impacts and Mitigation Measures

Thresholds of Significance

The development of the Ontario Gateway View Specific Plan would have a significant impact on public utilities and infrastructure if it would:

- Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects
- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments
- Be served by a landfill(s) with insufficient permitted capacity to accommodate the project's solid waste disposal needs
- Comply with federal, state, and local statues and regulations related to solid waste.

Impact Analysis

Impacts Determined to be Potentially Significant

Exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board?

Result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Result in insufficient water supplies and be unable to serve the project with existing entitlements and resources, or require new or expanded entitlements?

Be served by a landfill(s) with insufficient permitted capacity to accommodate the project's solid waste disposal needs?

Comply with federal, state, and local statues and regulations related to solid waste?

Impact PU-1

The proposed project would result in the development of more intense land uses than what currently exists on-site, which could potentially exceed wastewater treatment

requirements of the Santa Ana Regional Water Quality Control Board. This may be a potentially significant impact.

Wastewater treatment for the Ontario Gateway Specific Plan area would be provided by the IEUA, which currently provides municipal/industrial wastewater treatment services to a 242-square mile area in the western portion of San Bernardino County. The sewage discharge from the project site will be treated at IEUA's Regional Plant No. 1 (IEUA RP-1) facilities. Sewer facilities near the project area are located along the western boundary of the site and extend northward approximately 15 feet from the Caltrans property line past Guasti Road to the northern property boundary. The existing 21-inch diameter sewer line flows from the properties north of the project site, running to the west along the I-10, then southerly along the Caltrans right-of-way, and then extends straight south along Haven Avenue, continuing past the southern project boundary.

Based on the City of Ontario March 2006 unit flow factor of 2,200 gpd/ac for Commercial/Office uses, the proposed project would generate 88,000 gpd of wastewater. In order to meet this wastewater service demand, new sewer lines would be constructed in the project area. Proposed land uses within the Specific Plan area would discharge primarily domestic wastewater. Pre-treatment of bio-medical and other medical facility wastes generated at the hospital and medical offices may be required by the IEUA for NPDES compliance. Bio-medical waste generated as part of the day-to-day operations of the hospital, would be handled in accordance with federal and State regulations regarding the disposal and transport of bio-medical wastes. On-site facilities would comply with permit requirements of the Santa Ana Regional Water Quality Control Board, making potential impacts less than significant.

Impact PU-2

The proposed project would result in the development of more intense land uses than what currently exists on-site, and therefore would place additional demand on the existing sewer and wastewater treatment facilities. This is a potentially significant impact.

The sewage discharge from the project site would be treated at the IEUA's Regional Water Recycling Plant No. 1, which has been in operation since 1948 and has a current capacity of 44 million gpd. The approximate 41.29-acre project site would be developed to potentially include an 80,000 square-foot auto dealership; two, 200-room hotels; 200-bed hospital; one 250,000 square-foot and one 75,000 square-foot office building. Based on the City of Ontario March 2006 unit flow factor of 2,200 gpd per acre for Commercial/Office uses, the proposed project would generate 88,000 gpd of wastewater. The wastewater generated by buildout of the Specific Plan would represent less than half a percent (0.2) of the current 44 million gpd capacity at IEUA's Recycling Plan No. 1. Available capacity at the plant in January 2007 was 6 mgd; the project would require 1.46 percent of this currently available capacity. Plans are underway to expand the current capacity of Recycling Plant No. 4 by seven (7) mgd by March 2008. At this time, a minimum of four (4) mgd and up to eight (8) mgd would be diverted from Recycling Plant No. 1 to Recycling Plant No. 4. Therefore available capacity at Recycling Plant No. 1, would increase from six (6) mgd and up to 10 to 14 mgd. Based on currently available capacity

at Recycling Plant No. 1 and plans to expand Recycling Plant No. 4, the proposed Specific Plan would not place significant demand on the existing wastewater system, and therefore a less than significant impact would result.

In order to meet sewer collection demand, new sewer lines would be installed at the project site. An existing 21-inch diameter sewer line follows the northern project boundary adjacent to I-10 and continues eastward to the adjacent property. This line conveys flows from approximately 483 acres of area north of I–10 Freeway. The proposed project would generate additional sewage flow to the existing 21-inch sewer line via a proposed minimum 8-inch sewer line within Guasti Road. According to the July 2006 Sewer Study prepared by TGA Development & Engineering Inc., the additional discharge would increase the existing flow depth in the 21-inch sewer line from 5.61 inches to 5.82 inches. This new depth is substantially lower than the allowed 15.75 inches (75% capacity). Therefore, the existing sewer line could adequately service the proposed project. The sewer study also determined that the proposed 8-inch sewer line in Guasti Road is adequately sized to convey the sewage flows from the proposed development, with a 3.25-inch depth of flow; 2.75 inches less than the maximum allowable depth flow (75% capacity). To ensure potential impacts to the existing sewer system are reduced to a less than significant level, the following mitigation measure shall be implemented:

Mitigation Measure PU-1

Prior to submittal of building permits, a final sewer study shall be prepared and submitted to the City of Ontario for review and approval.

Level of Significance After Mitigation

Implementation of the above mitigation measure would ensure potential impacts are reduced to a less than significant level.

Impact PU-3

The proposed project would result in the development of more intense land uses than what currently exists on-site, which may require the construction of new storm water drainage facilities or expansion of existing facilities. This is a potentially significant impact.

Upon completion of the proposed project, surface flows would be directed through landscape buffers and other vegetated areas and incorporated into the parking areas and site perimeter. Runoff would be directed to Guasti Road, where it would enter two proposed catch basins. The proposed storm drain system would carry storm water runoff through a series of underground detention chambers located near the southwestern corner of the project site, and ultimately connect to the existing 24-inch storm drain in Haven Avenue.

Based on preliminary drainage calculations, approximately 444 chambers would be required to accommodate the estimated stormwater runoff. The dimensions of the individual chambers were determined to be a minimum of 4.25 feet wide, 2.59 feet high, and 7.10 feet long, and have a

minimum capacity of 74.0 cubic feet. A final drainage plan would be submitted prior to the issuance of building permits. The final analysis would evaluate the existing capacity of the 24-inch storm drain to ensure that flows conveyed to this facility do not exceed capacity.

Drainage within the Specific Plan area would be in conformance with the City's Drainage Master Plan, and would use a combination of surface drainage systems and storm drains. The drainage system would be constructed so as to minimize the use of public storm drains; no significant impacts are expected.

Impact PU-4

The proposed project would result in the development of more intense land uses than what currently exists on-site, resulting in additional demand on existing water resources. This is a potentially significant impact.

Using the water consumption rates in the City of Ontario Public Works Potable and Recycled Water Guidelines (December 1, 2005), the future water demand for the Specific Plan area is estimated to be 99,276.05 gpd or approximately 111 acre-feet/year. The water demand for the proposed project was accounted for in the Ontario Water Master Plan at a possibly lower rate than may be necessary to serve the proposed new uses.

A Water Supply Assessment for the proposed project was prepared for the City by Albert A. Webb Associates on December 12, 2006. The Assessment was prepared pursuant to SB 610 for inclusion in this Draft EIR, and is available for review at the City of Ontario Planning Department. The findings of the Assessment state that the projected demand for the project of 104 acre-feet per year was included in the 2005 Urban Water Management Plan, adopted by the City of Ontario, and further, that the City has sufficient water supply to provide water to the proposed project during normal, single dry, and multiple dry years during a 20-year projection in addition to meeting the City's existing and planned future uses.

In accordance with Ordinance No. 2689, Chapter 8C, Section 6-8.711 of the Municipal Code, new recycling water facilities would be required in order to serve the proposed development in the Specific Plan area. Recycled water is provided by the IEUA, which treats wastewater at four regional wastewater reclamation plants. The existing regional system consists of approximately 35 miles of recycled water pipelines serving four different pressure zones, Zone 800, Zone 930, Zone 1050, and Zone 1270. Currently, the City's Water and Recycled Water Master Plan dated May 2006, identifies a recycled water line in Haven Avenue, and the project site as occurring within proposed IEUA recycled water lateral segment 27 (S27).

The Specific Plan proposes the use of recycled water for irrigation of street landscaping as well as all on-site landscaping. The project developer will be responsible for the construction of a master recycled water main in Guasti Road to serve the development. At the request of the City, a complete facility map of the proposed recycled water mains will be provided with the construction of Guasti Road. Additionally, prior to use of recycled water, the City and DHS will required the submittal of an engineering report for review and approval. Since there will be a period when recycled water is not available, the recycled water system will connect to the

potable water system until recycled water service is available. In order to ensure potential impacts to water resources are reduced, the following mitigation measure shall be implemented:

Mitigation Measure PU-2

Prior to obtaining recycled water service, the user shall enter into a Recycled Water Use Agreement with the City. Recycled water use shall be subject to terms and conditions established in the agreement, and in accordance with Chapter 8C, Section 6-8.711 Conditions of Service, Municipal Code, and other applicable codes, rules and regulations. The procedures for obtaining recycled water service shall include: 1) submitting a recycled water service application, to include as-built drawings or proposed facility plans, and the description of recycled water use; 2) preparing an Engineering Report in accordance with DHS guidelines for review and approval by the City and DHS; 3) entering into a Recycled Water Use Agreement with the City, and pay applicable fees; and 4) scheduling a start-up test of the on-site recycled water system.

Level of Significance After Mitigation

Implementation of the above mitigation measure would reduce potential impacts to a less than significant level.

Impact PU-5

The proposed project would result in the development of more intense land uses than what currently exists on-site, and therefore would increase the burden on the existing solid waste system resulting in a potentially significant impact.

Development within the Specific Plan area would contract for waste collection services with the City of Ontario. Per the City of Ontario Municipal Code, Section 6-3.601 Business Recycling Plan, facilities using commercial collection service are required to prepare a Business Recycling Plan. The plan is submitted for review and approval by the Public Works Department prior to contracting for waste collection services. Per the City of Ontario Municipal Code Section 6-3.314 Commercial Storage, on-site trash bin enclosures would be provided.

Under the Ontario Gateway Specific Plan, the 41.29-acre project site would be developed with five planning areas including an: 1) 8.17-acre Auto Planning Area to include an 80,000 square-foot auto dealership; 2) 6.96-acre Entertainment Planning Area to include an approximate 200,000 square-foot office building; 3) 11.22-acre Mixed Use Planning area to include a 200-bed Hospital; 4) 7.14-acre Office Planning Area I to include a 250,000 square-foot office building; and 5) 3.90-acre Office Planning Area II to include a 75,000 square-foot office building.

According to the California Integrated Waste Management Board's estimated solid waste generation rates for commercial establishments, proposed office development within the Ontario Gateway Specific Plan is expected to generate approximately 2.6 tons per day (tpd) (525,000 square feet of office space times one pound per 100 square feet per day); the proposed automobile dealership is expected to generate approximately 0.36 tpd (80,000 square feet times

0.9 pounds per 100 square feet per day); and the proposed hospital is expected to generate approximately 1.6 tpd (200 beds times 16 pounds per bed per day) for a total project waste generate of 4.6 tpd. Proposed development within the Specific Plan area would not generate a significant amount of additional solid waste into the City's waste stream as the West Valley Material Recovery Facility receives approximately 4,000 tpd and is permitted to receive 5,000 tpd. Estimated project-generated waste represents approximately 0.12 percent of the total current amount of waste received at the facility. The solid waste collection system would not be affected by the development of the project site.

Additionally, the City of Ontario offers several programs in order to promote waste minimization and recycling efforts. State law (AB 939) requires cities to achieve 50 percent waste diversion from landfills. Construction & Demolition debris represents a large portion of materials being disposed of at landfills. Ordinance No. 2806, Article 6, Section 6-3.602, requires all buildings and demolition permit applicants to submit a Construction & Demolition Recycling Plan. Material targeted for recycling shall include concrete, asphalt, clean wood (unpainted or untreated), brick, metal, cardboard and sheetrock. A construction and demolition recycling plan is required if: 1) the construction, demolition or renovation of any structure whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); 2) the construction, demolition or renovation of and/or additions of tenant improvements to any building other than a single-family residential building whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); 3) any City-sponsored construction, demolition or renovation whereby the total costs are projected to be greater than or equal to One Hundred Thousand Dollars ($100,000.00); or 4) any re-roofing activity.

Proposed development within the Specific Plan area may include a 200-bed hospital. Generally hospitals seek certification by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO), an independent, not-for-profit organization that evaluates and accredits nearly 16,000 health care organizations and programs in the United States. The Joint Commission's accreditation process would evaluate the hospital's compliance with set standards and other accreditation requirements.

In addition to JCAHO certification, all other applicable State and federal requirements for hospitals, including the appropriate procedures for disposal and transport of bio-medical wastes, would be followed. Operation of the hospital and medical office building would not create a significant hazard to the public or the environment with the facilities complying with federal and State regulations regarding the disposal and transport of bio-medical wastes (see Section 4.6 Hazards for additional discussion).

In order to reduce potential impacts to solid waste, the following mitigation measure shall be implemented:

Mitigation Measure PU-3

Prior to the issuance of any demolition/building permit, the applicant shall submit a Construction & Demolition Recycling Plan to be prepared in accordance with Ordinance No. 2806, Article 6, Section 6-3.602. The report shall be submitted to the Director of Public

Works/Community Service Agency and shall contain the following information: (1) The estimated and actual quantities of all construction waste and demolition debris listed in the construction and demolition recycling plan; (2) Copies of recycling receipts or other pertinent documentation that demonstrates waste diversion and recycling in conformance with the approved construction and demolition recycling plan. Customers shall make reasonable efforts to ensure that all construction and demolition debris diverted by recycling or landfill are measured and recorded using the most accurate method of measurement available. To the extent practical, all construction and demolition debris shall be weighed by measurement on scales in compliance with all regulatory requirements for accuracy and maintenance. For construction and demolition debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, customers shall use the standardized conversion rates approved by the City for this purpose; and (3) Any additional information the customer believes is relevant to determining its efforts to comply in good faith with this section.

Level of Significance After Mitigation

Implementation of the above mitigation measure would reduce potential impacts to a less than significant level.